

IV.D Narrative Information Sheet

IV.D.1. Applicant Identification

City of Sheridan
Attn: Devin Granbery
4101 S. Federal Boulevard
Sheridan, CO 80110

IV.D.2. Funding Requested

IV.D.2.a. Assessment Grant Type

The City of Sheridan in partnership with Urban Drainage and Flood Control District (UDFCD) and Tri-County Health Department (TCHD) are applying for a Coalition Assessment Grant.

IV.D.2.b. Federal Funds Requested

IV.D.2.b.i. Requested Amount

\$588,700

IV.D.2.b.ii. Federal Funds Requested Waiver

The City of Sheridan is *not* requesting a site-specific assessment grant waiver.

IV.D.2.c. Contamination

The City of Sheridan along with its coalition partners is indicating the anticipated presence of both petroleum and hazardous substances in the Brownfield Target Area. Therefore, \$294,350 in Petroleum and \$294,350 in Hazardous Substances funding is requested.

IV.D.3. Location

The requested Coalition Grant is for addressing the economic and environmental disparities that are occurring in a portion of the City of Sheridan. The area, known as the South Santa Fe Business Park (SSFBP) is in the southeast section of Sheridan with a portion of the area in unincorporated Arapahoe County. The entire area is within Arapahoe County in the State of Colorado. The City of Sheridan is within the jurisdictional boundaries of UDFCD as well as the boundaries of TCHD.

IV.D.4. Property Information For Site-specific Proposals

Does Not Apply.

IV.D.5. Contacts

IV.D.5.a. Project Director

Jennifer Q. Henninger, AICP
Sheridan City Planner
4101 S. Federal Blvd.
Sheridan, CO 80110
303.438.3307
planner@ci.sheridan.co.us

IV.D.5.b. Chief Executive/Highest Ranking Elected Official

Mayor Tara Beiter-Fluhr

4101 S. Federal Blvd.

Sheridan, CO 80110

303.762.2200

TBeiter-Fluhr@ci.sheridan.co.us

IV.D.6. Population

According to Census.gov the population of Sheridan, CO was 6,098 in July of 2017. Due to a new Habitat for Humanity development of 63 residential units in the community over the last year and a half, the estimated population of Sheridan would now be over 6,200. Census data showed a 7.7% growth in Sheridan's population from 2010 to July 2017. Tri-County Health Department serves over 1.5 million people in Adams, Douglas and Arapahoe County. Urban Drainage Flood Control District serves approximately 2.8 million people in the Front Range of Colorado.

IV.D.7. Other Factors Checklist

Other Factors	Page #
Community population is 10,000 or less.	1
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	N/A
The priority brownfield site(s) is impacted by mine-scarred land.	N/A
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	Adjacent to
The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	
30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.	9

IV.D.8. Letter from the State or Tribal Environmental Authority: Attached



COLORADO

Hazardous Materials
& Waste Management Division

Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

January 4, 2019

Mr. Daniel Heffernan
Environmental Protection Agency
Region 8 Brownfields Program
1595 Wynkoop Street (EPR-B)
Denver, Colorado 80202-1129

RE: City of Sheridan - Area Wide Assessment Grant Proposal - South Santa Fe Business Park

Dear Mr. Heffernan:

I am writing to express our support of the Brownfields Area Wide Assessment proposal for Sheridan Colorado. In recent years much of the Denver metropolitan area has experienced an economic boom, characterized by active redevelopment. However, economic growth and investment has largely bypassed Sheridan due to its industrial history and the uncertainty associated with multiple brownfields sites.

The target area of the South Santa Fe Business Park is plagued by a combination of perceived environmental contamination and the lack of basic infrastructure necessary to permit new development. As a result, properties within target area are unable to successfully compete for the investment necessary to characterize, cleanup, and redevelop brownfields properties.

The assessment process that would be facilitated by a grant award would provide the tools to evaluate existing contamination and allow the City to acquire property necessary to install the infrastructure that is crucial to revitalization efforts. For this reason, CDPHE fully supports this proposal as an important tool to assist Sheridan with cleanup and redevelopment of the numerous potentially contaminated and/or blighted properties that might not be addressed under other regulatory programs.

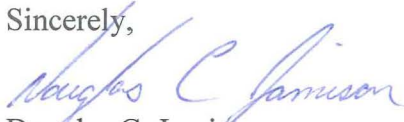
Following the assessment process, CDPHE has the ability to provide funding for Brownfields cleanup through the Colorado Revolving Loan Fund and the State of Colorado Brownfields (H.B. 1306) program. The State of Colorado also has a State Income Tax Credit for Remediation of Contaminated Land that can provide additional resources for cleanup activities. CDPHE has met with Sheridan and discussed how brownfields incentives available through CDPHE can support cleanup activities once assessment activities have been completed.

In summary, we feel approval of this proposal and the planned assessment activities are critical steps towards cleanup and redevelopment of the South Santa Fe Business Park. To that end, we



are fully supportive of their efforts and look forward to a working with Sheridan as this project moves forward.

Sincerely,



Douglas C. Jamison
Superfund and Brownfields Unit Leader
Hazardous Materials and Waste Management Division



Narrative: Sheridan Coalition for South Santa Fe Business Park (SSFBP) Brownfield Assessment

1.a.i. Background and Description of Target Area: The City of Sheridan, a first ring suburb immediately south of Denver, was settled in 1858 as an agricultural community serving the growing gold camps in the area. Its location nestled against the South Platte River close to Denver led the U.S. Congress to authorize the establishment of Fort Logan Military Post in 1887. The Target Area for this Coalition Assessment Grant focuses on the South Santa Fe Business Park (SSFBP), which was once part of that military post. The SSFBP is an industrial park bounded by W. Oxford Ave. to the north; S.Santa Fe/US Hwy 85 to the east; W. Union Ave. to the south and the South Platte River to the west. The western edge of the Priority Brownfield Site is adjacent to the South Platte River which is part of a regional flood control system managed by UDFCD and governed by the U.S. Army Corps of Engineers. Today the Target Area encompasses 206 acres and contains 74 different land parcels with over 30 different property owners.

By the late 1930's industrial development was starting to develop in the Target Area, with gravel and sand mining along the east bank of the South Platte River and the Petersburg ditch (now backfilled) was established. By 1963 several large auto junkyards and industrial operations are in operation. By 1977 multiple auto salvage and parts recycling operations are introduced while sand and gravel deposits have been completely replaced with unknown backfilled material. By 2003 auto salvage lots are operating along the east bank of the South Platte River, which is the western boundary of our Target area. Today the South Platte River is metro Denver's iconic environmental, recreational, cultural, scientific and historical amenity.

Today, the City of Sheridan has a population of just over 6,000 residents living primarily as low-income households, with high poverty rates, and health disparity issues. At its peak economic productivity in the early- and mid-20th century, businesses in the 206-acre Brownfields Target Area served Fort Logan, Denver, and the region. The uses in the SSFBP now range from old junk car lots to glass shops, roofing companies, public works facilities, contractor yards and other businesses that have not been particularly kind to the environment-soil, air, and water quality. These uses are very different from those found in surrounding neighborhoods, which has given the area the nickname of "the land that time forgot".

The Target Area and the adjacent South Platte River are threatened by legacy industrial pollution and landfill gas generation and migration, yet lacks water and sewer utilities, streets, and storm water management systems to help prevent some types of pollution from entering the River. During the recent trail and river corridor revitalization project along the River, an illegal pipe was discovered discharging storm water runoff into this regional waterway. The SSFBP has no storm water management facilities in place and therefore runoff is carrying both hazardous substances and most likely leaking petroleum products right into the river. Until November of 2018, there were no paved roads in the SSFBP. Hence, when heavy truck traffic moves through the area, excessive amounts of contaminated dirt are thrown into the air and exacerbate the already high rates of asthma found in Sheridan residents (Sheridan's asthma hospitalization rate is higher than State average with 895-1131 hospitalizations per 100,000 compared to 630.5^[iii]). Even now, there is only 2,100 linear feet of 30' wide paved road in the entire target area. And even if the City had the money, which we don't, to pave more roads in the target area, there are no additional public rights of way in the Target Area. The access drives are all private easements-some documented and some just existing for continual use. Also, there are major water and sewer transmission lines that cross the SSFBP which severely hampers property owners' abilities and the City's, to bring in public lines for business use. Due to the lack of infrastructure, buildings are not equipped with sprinkler systems, fire hydrants, or street capacity for fire trucks and public safety vehicles. Additionally, many businesses remain on septic systems. A comprehensive environmental assessment has never been completed for the Target Area. However, there has been several independent

environmental assessments and screening efforts that indicate the potential for significant environmental issues in the Target Area. In addition to anecdotal information and confidentially reviewed site-specific Phase I and II assessments, the Englewood Sanitation District conducted a Phase I and limited Phase II assessment in 2008 to preliminarily identify potential trenching alignments in the Target Area.

1.a.ii. Description of the Priority Brownfield Site(s): The Coalition proposes to use the 2019 EPA Brownfield grant funds to initially focus on land that could be used to create a central looped infrastructure system in the Target Area. This initial loop is our Priority Brownfield Site and contains approximately 67 acres, 37 parcels of land with 22 different property owners. It is bounded on the north by properties bordering W. Quincy Ave, to the south by properties bordering W. Radcliff Ave, on the west by properties adjacent to the South Platte River and on the east by properties bordered by S. Natches Ct. Uses in the Priority Brownfield Site are auto salvage yards, a public works facility for the City of Cherry Hills Village, a glass shop, a mobility adaption business, a roofing company, and contractor storage yards. A number of different Phase I and Phase II Assessments and some monitoring have occurred on properties within the Priority Sites. Gathering the results of all the different Assessments is a proposed activity of this grant. Historical Recognized Environmental Conditions (RECs) in the Priority Brownfield Site include: former landfills and landfill gas generation (methane explosions have occurred); former ponds and mining pits filled with concrete, tires, domestic trash, and other unknown materials; bulk oil storage facilities, pre-regulation industrial operation; underground petroleum tanks and retail gasoline outlets; and potential petroleum and automotive fluid releases from salvaged automobiles. Although unconfirmed, empirical data and property owner interviews indicate a strong potential for additional unlicensed landfilling with materials that may include batteries, asbestos-containing materials, medical waste, petroleum-, lead-based paint-, PCB-containing materials, household and commercial waste, and low-level radioactive waste.

Due to perceived environmental conditions, property values are lower in the SSFBP than in other business parks in the Denver MSA. However the Target Area and Priority Brownfield Sites were recently designated Federal Opportunity Zone, creating future economic opportunities. In addition, the State of Colorado considers the entire SSFBP to be an Enterprise Zone and therefore eligible for tax credits and other economic incentives.

1.b.i. Redevelopment Strategy and Alignment with Revitalization Plans: For over a decade, the City of Sheridan and business and property owners have been talking about the environmental challenges in the area and how to get infrastructure improvements in our Target Area-South Santa Fe Business Park. The redevelopment strategy for the Target Area is a collaborative approach to assess past environmental impacts and plan for how to address those impacts and economically improve the SSFBP. These improvements are only possible with the installation of water and sewer systems. Sheridan and the property owners in the SSFBP created a Special Improvement District (SID) for water and sewer infrastructure in 2007. Shortly after the creation of the SID, the Great Recession hit and organization, funding and implementation of the SID stalled out until about 2016. In 2016, development pressures started knocking on many property owners' doors. With no access to water or sewer or a good understanding of the contamination in this area, the City cannot issue building permits to existing property owners wanting to expand or to new businesses. Property owners wanted to know how that could change and approached the City about how infrastructure could finally come to the SSFBP. In the summer of 2017, the City invited brownfields technical assistance from the Council of Development Financing Agencies (*CDFA*) to meet with select property owners and discuss financing options for infrastructure. The City also brought in Downtown Colorado Inc (*DCI*), a planning technical assistance provider, to meet with property owners and identify infrastructure, environmental and economic needs that have to be addressed in order for revitalization to occur for the Target Area.

At the same time, we have been meeting with property owners, and have had numerous conversations with coalition partners and working on small peripheral projects that directly impact the future of the South Santa Fe Business Park. Also, TCHD previously partnered with a local non-profit to better understand the utilization of septic systems in the area and they continue to work with the City to identify opportunities to move forward policy and system level recommendations from a 2015 Health-Impact-Assessment of the Sheridan Comprehensive Plan that further promotes health and equity in Sheridan. The South Platte Working Group (SPWG), a consortium of the Cities of Englewood, Sheridan, and Littleton, Arapahoe County, UDFCD, South Suburban Parks and Recreation District and other non-profit environmental groups, have banded together to obtain funding to improve the water and air quality of the South Platte River as well as enhance the recreational amenities in and around the River. The stretch of the river that forms the western boundary of the SSFBP is of particular interest to the SPWG and a new multi-million dollar paved 12-foot-wide recreation path was installed along this boundary and opened to the public in October of 2018. The group is now interested in securing some type of connection through the SSFBP to safely bring people from Santa Fe Boulevard to the South Platte River recreational corridor. This proposed corridor is also of significant interest to UDFCD to improve the stormwater drainage situation in the SSFBP. The regional and local interest in the revitalization of the SSFBP is integrated into the City redevelopment strategy for the area. Collectively, property owners in the SSFBP have stated in interviews and formal surveys that the following issues are problematic in current business operations, and inhibit their ability to construct or expand facilities, and/or to sell their properties: Inadequate street access to their location; Inadequate street maintenance; Flooding and lack of storm water management; Lack of fire hydrants; Inability to install interior fire suppression equipment such as sprinklers; Inadequate public safety access for police fire, and emergency services; Inability to lease their property; Inability to sell their property; Inability to obtain building permits; Well water, not treated city water system; Septic systems, not modern sanitary sewer; Overhead power and communications cables.

The City, property and business owners, SPWG and our Coalition partners have revitalization strategies that all look to address the above-mentioned concerns by identifying obstacles to infrastructure installment, addressing the obstacles and building the water, sewer, drainage and roadway improvements necessary to allow for the retention and enhancement of existing businesses in the SSFBP and attract new businesses to the area.

1.b.ii. Outcomes and Benefits of Redevelopment Strategy

In Sheridan's 2015 Comprehensive Plan, the Target Area is envisioned to become a high quality commercial and industrial job producing district. However, this goal is unobtainable given the current lack of infrastructure. The lack of water and sanitation utilities was identified by both the City and property owners as a major concern in the 2000s. Business owners are quite irritated about their extremely high fire insurance rates and adamant about fixing the problem. In 2007 the City began working with Denver Water (the City of Sheridan's water utility provider) and Englewood Sanitation District (the City of Sheridan's sanitation utility provider) to explore infrastructure installation. The Sanitation District conducted a preliminary Phase I and limited Phase II in 2008 to inform their utility corridor and trenching decisions. Subsequently this infrastructure stalled for reasons including protracted negotiations over corridor alignments, the onset of the Great Recession which exacerbated the City's poor fiscal position, and an abrupt change in political will. The planned infrastructure improvements within the Target area will *increase property values and will enable businesses to make needed improvements*. This will result in tremendous economic benefits. Income and economic opportunity are significantly associated with a variety of health outcomes as a healthy, living wage is

necessary for families to meet their basic needs including things like food, housing, transportation, medical services, and childcare.

In terms of environment and health outcomes: *Characterization of airborne and water pollutants* and creating a strategy to address them will improve the health of workers and set minds at ease that environmental threats in the area are being addressed and will not hamper business in the area.

Characterization of historic landfill threats to inform monitoring or mitigation needs will assist with real estate transactions. This Brownfields Assessment Grant will greatly inform how to address this lingering threat. *Remove the environmental obstacles that preclude business growth* and allow business activity and jobs to come to Sheridan's only industrial zoned business park. These obstacles also hinder the expansion of the City's tax base. Today, many existing businesses in the SSFBP are downsizing and using less of their sites. Many businesses are proud to be automotive recycling operations: they are moving parts without the need to store significant inventory on site. These evolving, less land intensive business models, create *an opportunity for property owners to develop new buildings* or sell surplus land to developers.

1.c.i. Resources Needed for Site Reuse: The SSFBP is part of the first set of Opportunity Zones designated by the Federal Government in late 2017. The SSFBP is also in a designated Colorado State Enterprise Zone. The City recently applied for and received TBA funding to do Phase I and Phase II Assessments for the 30x2,100 ft area of known public right of way along W. Radcliff Ave. During that Assessment, the City worked with adjacent property owners and were able to obtain 100 plus feet of additional feet of right-of-way including a new area for truck turnaround movement at the far west end of the Radcliff ROW. Some initial assessments were also done for the privately-owned land immediately adjacent to Radcliff. The assessments revealed minimal contamination requiring minimal clean up requirements. These same property owners have indicated a willingness to allow access to their properties should the City receive the requested Brownfields grant. EPA Region 8 along with CDPHE have indicated there are additional TBA grants that can be used for assessing potential alignments for public right-of-way. Below is a more detailed list of identified funding sources to assist in the economic and environmental improvement of the South Santa Fe Business Park.

City of Sheridan Staff Resources \$50,000; Arapahoe County Open Space Grants \$350,000; CO Brownfields Cleanup RLF-TBD; CO 1306 State Cleanup Grant-TBD; Colorado Water Infrastructure RLF-\$2.5 million; CO Water Quality Improvement Fund-\$100,000; Xcel Energy 1% utilities undergrounding fund-\$500,000; Colorado Enterprise Zone Tax Credits-TBD; Opportunity Zone Tax Credits-TBD; US Economic Development Administration Grants-\$3 million; Colorado nonpoint source 319 Grants-TBD; CWCB Water Planning Grant-TBD; CO Dept of Local Affairs, CDPHE, and planning grants-up to \$500,000

Brownfields Coalition Partners have agreed to focus resources to the Target Area. UDFCD will look for potential pilot projects to innovate new technology and fund these pilot projects. TCHD is pledging a minimum of \$10,000 and additional leveraging of health monitoring grant funding toward addressing the health disparities that are resulting from the environmental challenges created by past and some current businesses in the SSFBP. CDPHE has also asked Sheridan if the South Santa Fe Business Park infrastructure needs can be submitted as a potential project for future Revolving Funds application.

1.c.ii. Use of Existing Infrastructure: One of the complicating factors of trying to bring water, sewer and public roads into the SSFBP is the known, and in many cases the speculated, presence and exact location of major regional utility lines. Denver Water has indicated that there are two large high-pressure transmission lines running through the area from east to west. These lines cannot be tapped by private users. There are also natural gas lines, electric lines, sanitary sewer transmission lines, and private access easements, to name just a few utilities that need to be located, mapped and planned around and

determined how to utilize them for redevelopment. The 30' wide W. Radcliff Ave. is the one existing public road that runs from S. Natches Ct. west for approximately 2,100 feet towards the South Platte River. Denver Water will not extend public water to the area without a looped system-which currently does not exist in the SSFBP. The trail along the river now provides recreational and non-motorized commuter access to the regional Mary Carter Greenway, South Platte River Regional Trail system and the Bear Creek Trail system.

2.a.i. The Community's Need for Funding: Due to a perception that Sheridan is where landfills, dirty industry, and impoverished populations reside, economic growth and investment has largely bypassed the City, especially the SSFBP, despite the growing wealth of its neighboring communities. Due to the environmental and infrastructure constraints on this site, businesses are not thriving. Sales tax generation for this area is extremely low. The City's average per acre sales tax revenue is \$6,552. In the SSFBP the sales tax revenue is only \$667/acre. There are only 128 employees working in the entire 206 acres. The Target Area takes up a large portion of the city and does not actively contribute to the City's sales tax base. The City recently went through a Bond program to update infrastructure in the City because there was no budget for this type of capital expense. The city also has a very limited staff which hampers our ability to provide an extensive amount of services to our community. In terms of community, demographic and economic data that applies to our Target Area, Sheridan, Arapahoe County, Colorado, and the nation are represented in the table below. Sheridan is more economically disadvantaged with high poverty and unemployment rates, and residents without a high school diploma. Home values and median household income are lower in the City than comparison geographies. Poverty is also prevalent in the Sheridan School District which serves the Target Area. One out of every four students in the district is considered homeless and over 90% of the students qualify for free and reduced lunch. The requested brownfields assessment grant will address environmental concerns, clear stigma, and attract investment and new jobs to this underserved community. Without the grant funding, the necessary assessments and planning will not be possible.

2.a.ii Threats to Sensitive Populations

As outlined in the table below, the City of Sheridan is more economically impoverished than the surrounding area. Moreover, Sheridan is home to higher rates of communities of color and residents lacking a high-school education. Combined, these factors reveal a vulnerable population that disproportionately shares the negative environmental consequences resulting from industrial operations, policy, and land use in the Denver Metro area. In addition to the direct consequences of environmental contamination, Sheridan residents are vulnerable to displacement, overcrowding, and poor living conditions as housing costs continue to rise in the Denver Metro area. Many residents of Sheridan lack access to healthy food. In a recent survey of residents, one in four identified affordable fruits and vegetables somewhat or very unavailable in their neighborhood.^[i] USDA analysis suggests that some in Sheridan lack access to healthy food due to a combination of low-income, lack of vehicle access, and lack of food retail stores.^[ii] Moreover, Sheridan residents, particularly those living near the Target Area lack access to multi-modal transportation options, which limits physical activity as well as residents' ability to access opportunities and goods like jobs, healthy food, and recreational activities. The sociodemographic and environmental factors described below have a significant impact on the public health of Sheridan residents. Health outcomes in Sheridan reflect these threats. The diabetes hospitalization rate is also nearly double the State with 1980.5-24509 hospitalizations per 100,000 compared to 1247.8.^[iv] Nearly 60% of adult residents are overweight or obese and one-in five adults reported no physical activity in the past thirty days.^[v] A healthy natural and built environment is associated with positive health outcomes. This grant will facilitate the assessment of environmental contamination in the Target area. This will not only reduce exposure to harmful contaminants in the

soils and water but will also bring the community closer to the reality of bringing much-needed infrastructure to the area. This will result in economic and job benefits for a particularly vulnerable community, which is associated with a variety of health outcomes. A healthy, living wage is necessary for families to meet their basic needs including things like food, housing, transportation, medical services, and childcare. It will also help to revitalize a vital portion of the Mary Carter Greenway Trail that can contribute to physical activity, community connectedness, and appreciation of the natural environment.

	City of Sheridan	Arapahoe County	Denver MSA	Colorado	National
People of Color (including Hispanic/Latino):	49.14%	38.69%	35.38%	31.35%	38.54%
Children (<18):	21.97%	24.32%	23.48%	23.02%	22.93%
Older Adults (>=65):	13.19%	12.00%	11.92%	13.01%	14.87%
Female	47.90%	50.66%	50.12%	49.76%	50.77%
No High-School Diploma (population over 25):	14.94%	7.71%	9.48%	8.86%	12.69%
Unemployment (in labor force):	7.59%	5.15%	4.55%	5.19%	6.51%
Median Household Income:	\$ 40,890	\$ 69,553	\$ 71,884	\$ 65,458	\$ 57,652
Poverty Rate:	15.97%	8.92%	9.24%	10.66%	13.01%
Median Home Value:	\$ 155,500	\$ 292,900	\$ 317,100	\$ 286,100	\$ 193,500

Data source: United States Census Bureau / American Fact Finder. 2013-2017 American Community Survey, 5-year estimates. US Census Bureau's American Community Survey Office, 2019. Web. 22 January 2019. <http://factfinder.census.gov>

[i]Tri-County Health Department. 2015. Sheridan Comprehensive Plan Health Impact Assessment Full Report. Accessed on 8/31/18. http://www.healthy-decisions.org/wp-content/uploads/2015/09/Sheridan_Full_Report.pdf [ii]<https://www.ers.usda.gov/data-products/food-access-research-atlas/go-to-the-atlas/> [iii]Colorado Department of Public Health and Environment. Generated by Annemarie Heinrich using Asthma tab, Census tracts 55.51, 55.52, 55.53. http://www.cohealthmaps.dph.state.co.us/cdphe_community_health_equity_map/. Accessed on 7/5/18. [iv]Colorado Department of Public Health and Environment. CDPHE Community Health Equity Map (2012-2016 Data). Generated by Annemarie Heinrich using Diabetes tab, Census tracts 55.51, 55.52, 55.53. http://www.cohealthmaps.dph.state.co.us/cdphe_community_health_equity_map/. Accessed on 7/5/18. [v]Tri-County Health Department. Health Outcome Indicators (Community Level Estimates BRFS 2013-2016). Generated by Annemarie Heinrich using Overweight or Obese Census Tracts 55.51, 55.52, 55.53. <https://tchdgis.maps.arcgis.com/apps/MapSeries/index.html?appid=17f882e4341f4eb1a4b2be0915dd8e57>. Accessed on 7/5/18.

2.b.i. Community Involvement

UDFCD: Laura Kroeger (303) 455-6277 lkroeger@udfcd.org Regional impacts & stormwater interests
TCHD: Sheila Lynch (720) 200-1571 slynch@tchd.org Health monitoring, assessment, reuse planning
SSFBP Prop Owner: Alice Corns (303) 761-0112 alice@coloradoautoandparts.com Access & history
Sheridan: Devin Granbery (303) 762-2200 dgranbery@ci.sheridan.co.us City Manager, Grant Coord.

2.b.ii. Incorporating Community Input: Monthly property-owner, stakeholder, and Coalition Partner meetings will continue to be held while we wait to hear of our successful Brownfields Coalition Assessment Grant award and will continue through the completion of the assessment project. The City will use of Facebook Group and NextDoor to provide up to date information to property and business owners in the Target Area as well as nearby residents. Progress will be reported on both the City's project web page and in monthly articles in the City's Community Newsletter.

3.a. Description of Tasks and Activities: The property and business owners are wanting to partner with the City, health departments, UDFCD, utility providers, regional water quality experts and many other parties in an effort to establish a baseline of all the environmental and infrastructure challenges and begin to piece together a blueprint to move the area into an economic and environmental success story rooted in values of sustainability.

Sheridan's Brownfields Coalition Partners, UDFCD and TCHD, are regional entities that each have an interest in identifying and characterizing environmental conditions in the SSFBP and in promoting a revitalization strategy that promotes health equity. For UDFCD, addressing the stormwater issue to

prevent further contamination of the South Platte River is critical to future revitalization efforts in and adjacent to the river. There is also an opportunity for UDFCD to partner with property owners in the area to create cutting edge green infrastructure systems that will not only address environmental challenges but also serve to address economic and health disparities that exist in the Sheridan community. Those infrastructure systems cannot be built without easements or right of way. The Priority Brownfields Project is to take the land in the previously described loop area and address the known and unknown environmental, health and economically related challenges through the following activities:

Task 1: Community Outreach – City to Engage SSFBP property owners and businesses, stakeholders, coalition partners, and Sheridan elected officials, staff, and citizens-at-large to create a vision for the Target Area and an implementation plan. City will regularly communicate progress of grant to community through multiple channels. **Task 2: Site Inventory** - Engage surveyors and land use specialists to: Identify and map all active utility lines (regional transmission lines, water lines, electrical, natural gas); Identify and map all utility easements-active and inactive (Denver Water, City of Littleton, City of Englewood, Sanitation District); Identify and map all private access easements; Survey and plat all existing parcel lines; Identify and map all existing septic systems and wastewater lines; Identify and map all existing storage tanks used to contain hazardous materials and petroleum; Identify potential alignments for utilities to serve businesses in the area. **Task 3: Site Assessments** -Once alignments for a potential utility loop are identified, Consultants will conduct an All Appropriate Inquiry assessment by conducting ASTM-compliant Phase I environmental site assessments (ESAs) for the possible right-of-way alignments, which will include edges of multiple privately-owned properties. Prioritize and conduct environmental monitoring, screening, and Phase I ESAs that may be requested by private property owners in the Target Area. These services will be available throughout the grant performance period as budget allows and made available to inform property owners about potential environmental health and safety issues that may affect employees, customers, and visitors. It is also useful to property owners in strategically positioning properties for sales transactions, renovation, and redevelopment. Conduct Phase II ESAs/limited site investigations to environmentally characterize the source and extent of landfills and landfill gas migration buffers in the priority site loop area. This activity is planned to identify individual parcels that may be impacted by landfill methane gas, prioritize sites for explosive gas mitigation, and to enable the planning of utility corridors that may become preferential pathways. Characterize potential groundwater contaminants and flows that may impact SSFBP sites and enable the evaluation of utility trench corridor options relative to intercepting any such plumes. Health Monitoring: TCHD intends to assess potential exposure pathways associated with hazardous substances at Phase II assessment sites with voluntary private well drinking water analysis for relevant water quality parameters informed by Phase I and Phase II findings. Personnel from TCHD will collect samples, coordinate with laboratories for analyses, and will be available to help property owners who may want assistance with interpreting test results. TCHD will conduct indoor air quality assessments for interested businesses, for which Phase II assessments have been conducted. TCHD staff will interpret test results for business owners and provide recommendations on strategies to improve indoor air quality to reduce workplace exposure to harmful pollutants. TCHD will offer private well testing and indoor air quality testing to additional interested property owners inside of the Target Area that do not qualify for health monitoring activities. TCHD will engage property owners in the target area and work with them to identify any unpermitted and/or failing OWTs. TCHD will work with property owners to permit existing OWTs to reduce the risk of contamination from failing systems. **Task 4: Remediation Reuse/Planning** –Consultant to develop a Soils Management Plan for trenching operations, a protocol for triaging any contamination discovered during the trenching process, and procedures for mitigating

options for hot spots. This Soils Management Plan can also be adopted for individual sites. UDFCD to determine preliminary stormwater needs. City with Consultant, TCHD and UDFCD will hold charrettes/vision sessions to discuss remediation and improvement planning with Target Area businesses and property owners, and Sheridan residents. Consultant will conduct Analysis of Brownfields Cleanup Alternatives (ABCA), as appropriate. Consultant with Coalition Partners will develop a Master Plan for the area that supports existing revitalization strategies and identifies new strategies that promote a more sustainable commercial and industrial park rooted in social, environmental, and economic prosperity. As a Coalition Partner, TCHD intends to provide support to future planning initiatives by researching best practice, policy opportunities to promote health equity, assisting with health-risk communication, and identifying opportunities to implement recommendations from the 2015 Health Impact Assessment and they will also assist in data analysis and risk prioritization. TCHD will utilize results from Phase II Site Assessments to update the TCHD Historic Landfill Database. This database is used when reviewing land use proposals to better understand the risk of flammable gas and the need for flammable gas mitigation system. With more refined data, TCHD can better inform land use proposals and site-specific redevelopment requirements. **Task 5: Programmatic Support** –Grant funds will be used for communications, facilitation, record-keeping, meeting facilities, and other educational resources. Funds will also be used to enable these stakeholders to attend Brownfields training events and to bring in educational resources and speakers to community meetings.

3.b. Cost Estimates and Outputs: *Below are the anticipated cost estimates and outputs for this project based on past brownfield projects as determined by market standards with contractual hourly rates based on the skills needed for the specific tasks. All costs are split 50/50 between Hazardous Substances (HS) and Petroleum (PET). The budget for this project includes travel, supplies and contractual costs only.* **Task 1 – Community Outreach:** Community Involvement Plan \$5,000 (40hrs x \$125), Brownfield Website \$2,000 (20hrs x \$100), 2 Community Education Meetings \$5,000 (\$2,500/meeting). **Task 2 – Site Inventory:** \$80,000 (surveying and land use consultant) and \$5,000 (50hrs x \$100) for the Brownfields consultant. **Task 3 – Site Assessment:** 4 Phase I ESAs at \$5,000 (50hrs at \$100) for a total of \$20,000. 7 SAP/HASPs at \$5,000 (40hrs x \$125) each for a total of \$35,000. 1 Generic QAPP at \$5,000 (40hrs x \$125). 7 Phase II ESAs including SS-QAPP at \$40,000 for a total of \$280,000. TCHD: private well testing and interpretation of results at \$4,400 (80hrs x \$55); indoor air quality assessments and interpretation at \$3,300 (60hrs x \$55); On-site wastewater systems assessment, inspection, and analysis at \$4,400 (80 hrs x \$55). **Task 4 – Remediation/Reuse Planning:** 4 Remedial Planning documents such as a Materials Management Plan, Analysis of Brownfields Cleanup Alternatives (ABCA), and/or local Regulatory Cleanup planning documents at \$5,000 for a total of \$35,000 (280hrs x \$125). 2 Vision Sessions/Charrettes \$5,000 (\$2,500/meeting). TCHD: data analysis and risk prioritization at \$19,250 (350 hrs x \$55); landfill gas consultation at \$5,500 (100 hrs at \$55); health risk communication and brownfield planning technical assistance at \$31,350 (570 hrs x \$55). **Task 5 – Programmatic Support:** Health Monitoring \$10,000 (50 air and water tests x \$200), ACRES Database Reporting, Quarterly Reporting, MBE/WBE Forms, Programmatic Support for the three-year grant period \$19,500 (116hrs x \$125). Travel staff budget for two staff to attend two conferences \$5,000 (per person per conference = flights at \$750, 3 nights in hotel at \$350, incidentals and per diem at \$150).

Category		Tasks					Totals
		Outreach	Site Inventory	Assessment	Remediation/Reuse Planning	Programmatic Support	
Personnel	HS			\$6,050	\$28,050		\$34,100
	PET			\$6,050	\$28,050		\$34,100
Travel	HS					\$2,500	\$2,500

	PET					\$2,500	\$2,500
Supplies	HS	\$1,250			\$2,500	\$2,500	\$6,250
	PET	\$1,250			\$2,500	\$2,500	\$6,250
Contractual	HS	\$7,000	\$42,500	\$170,000	\$17,500	\$14,500	\$251,500
	PET	\$7,000	\$42,500	\$170,000	\$17,500	\$14,500	\$251,500
TOTAL HS		\$8,250	\$42,500	\$176,050	\$48,050	\$19,500	\$294,350
TOTAL PET		\$8,250	\$42,500	\$176,050	\$48,050	\$19,500	\$294,350
Total Budget		\$16,500	\$85,000	\$352,100	\$96,100	\$39,000	\$588,700

Indirect Costs are not anticipated for this project.

3.c. Measuring Environmental Results: This Coalition Grant Proposal will positively contribute to USEPA Region 8's two regional priorities: protecting and enhancing water and assisting small and underserved communities. Outputs anticipated from Brownfields Grant Funding include: environmental Phase I and Phase II assessment reports; a soils management plan for infrastructure construction and for property owners to use for their own transactions; a recorded plat identifying all infrastructure, easements and rights-of-way; a Master Plan for the area; and final reports showing environmental compliance during the infrastructure construction phase. Project success will be tracked according to the successful completion of the redevelopment strategy detailed herein. Outcomes anticipated: a well-informed public-private process to plan and implement needed infrastructure improvements; the provision of safe water and sewer services to protect human health and protect the South Platte River from contamination; fire protection and landfill gas mitigation for private businesses; the ability for the City to maintain streets and emergency vehicle access, a vibrant growing business park to provide local jobs, increased community wealth, and economic stability. USEPA's Strategic Plan linkages seem to speak directly to this Brownfields project regarding clean and safe water, revitalizing land, shared Accountability with local governments, and increased transparency and public participation. USEPA Brownfields Grant Funding will be a small but extremely important in supporting private and public investment in economic revitalization and improved environmental outcomes in the City of Sheridan. The City has processes in place to ensure projects are properly tracked and reported. The City project team will meet quarterly to track the outputs identified in 3.b. and will report all progress in fulfilling the scope of work, goals, and objectives to the EPA via quarterly reports. In addition, project expenditures and activities will be compared to the project's schedule. Site specific information will be entered and tracked in the ACRES database. The outputs to be tracked include the number of advisory committee meetings, public meetings, meetings with community groups, environmental assessments, materials management plans and cleanup redevelopment plans. The outcomes to be tracked include community participation, acres assessed, acres ready for reuse, redevelopment dollars leveraged, and jobs created.

4.a.i. Organizational Structure: The City of Sheridan will lead the project and be the primary point of contact for the Sheridan SSFBP Brownfields Coalition. **Devin Granbery**, Sheridan City Manager, will be the project manager supporting implementation of all tasks and ensuring that all technical, administrative, and financial requirements are met. Mr. Granbery has written and administered grants throughout his 25 plus years of city management and has overseen the four federal grants awarded to the City of Sheridan since he became City Manager seven-years ago. Andrew Rogge, Senior Planner for the City of Sheridan, will serve as grant administrator for the project. Over the last 3 years in the Community Development Department he has administered numerous grant projects and contractors for agencies such as CDOT, Arapahoe County Open Spaces, and TCHD. **Randy Mourning** has been with the City's Public Works/Neighborhood Services Department for 30 years and promoted to Public Works

Director five years ago and serves as the Storm Water Compliance Manager. He administers the City's CDBG funds and other Federal Grants. Mr. Mourning possesses long-term engineering and public health and safety experience to oversee technical aspects of the due diligence and infrastructure projects associated with this grant. The City's organizational structure and staff possess the required capabilities to manage the Brownfield project and secure qualified contractor services and expertise necessary for the timely and successful project completion.

Before project work begins, the Coalition Partners will establish a Memorandum of Agreement (MOA) to document the City's role as the Coalition lead and establish its primary responsibility for implementing all aspects of the Coalition work plan. The MOA will also document the Coalition Partner roles and process for inventorying and prioritizing site selection to ensure that all Coalition interests are met. **Coalition Partner leads** include: (1) **Sheila Lynch, AICP**, TCHD Land Use, Built Environment, and Health Program Manager, brings over twelve years of public health and land use planning experience at the local and state level. Sheila has worked with the City of Sheridan on other grants and projects over the past 5 years.; and (2) **Laura Kroeger, PE**, has been with UDFCD for over 13 years and now serves as a Stream Services Program Manager working closely with Sheridan on development in and near the South Platte River.

4.a.ii. Acquiring Additional Resources: As needed, the Coalition will use the expertise and experience of supporting City, TCHD and UDFCD staff, including legal, financial, and administrative staff to support project implementation and complete required reporting. It is the intent of the Coalition members to hire an environmental contractor familiar with Sheridan and having done previous Phase I and Phase II Assessments within City Boundaries. Two firms that the City has worked with and have provided input into this grant are Terracon and Weston Environmental. UDFCD and TCHD will also be a part of any selection process and the City will go through already established procurement processes to secure these resources.

4.b.i. Currently Has or Previously Received an EPA Brownfields Grant: No.

4.b.ii. Received Other Federal or Non-Federal Assistance Agreements: **West Oxford Avenue Reconstruction:** \$750,000 TIP Project administered by CDOT; completed in 2016 on time and on budget. All required reporting was completed, and the project has been closed out by CDOT. **Hamilton Place Bridge Replacement:** original award of \$1,897,490 administered by CDOT was adjusted to \$2,169,090 as the project evolved from a rehabilitation project to a full replacement project. The project was completed on time and on budget. All appropriate reporting requirements have been met and the project has been closed out by CDOT. **2017 West Floyd Avenue Reconstruction:** \$179,664 HUD Community Development Block Grant administered by Arapahoe County CDBG. The project was completed in October 2017. This project is currently in close out with City and County staff, however all Federal reporting requirements were met by the City. **Safe Routes to School Infrastructure project:** \$174,809 Safe Routes to School Infrastructure Grant administered by CDOT was awarded in 2017 to install a pedestrian safety sidewalk along a school route and installation of flashing School Zone Speed Limit signs around all Sheridan Schools. The project was completed on time and on budget. All reporting aspects of this project are being met and the grant is in in final close-out with CDOT.

4.b.iii. Never Received Any Type of Federal or Non-Federal Assistance Agreements: See above.

Sheridan Coalition for South Santa Fe Business Park Brownfield Threshold Criteria Response

III.B. Threshold Criteria for Assessment Grants

III.B.1. Applicant Eligibility

The City of Sheridan is a municipality in the State of Colorado. The City of Sheridan will act as the lead Coalition partner for the FY19 EPA Brownfield Assessment Coalition Grant. The Coalition consists of Urban Drainage and Flood Control District-(UDFCD) a government agency created by the Colorado State Legislature, and Tri-County Health Department (TCHD). Letters of commitment from each coalition member are attached.

III.B.2. Community Involvement

All three of the coalition members have been very involved with addressing the environmental, drainage, and economic challenges that plague the South Santa Fe Business Park. We have all had extensive interaction with property owners in this area for several years now and that interaction will continue.

Since 2016, the City and a growing number of property and business owners have been meeting quarterly to develop the project approach and the proposal for a Coalition Assessment Grant. We submitted our first proposal to EPA last year, but did not score high enough. Since notice of our non-award, we have continued to meet with property and business owners in the Target Area and been able to do a Targeted Brownfield Assessment on the only public right of way, W. Radcliff Ave., in our Target Area. Quarterly property-owner, stakeholder, and coalition partner meetings will continue to be held while we wait to hear of our successful Brownfields Coalition Assessment Grant award and when the grant is awarded will move to monthly meetings through the completion of the assessment project. The City is now setting up a Facebook Group for property and business owners in the Target Area. The City will also set up a monthly project email that will be sent to all interested parties. Coalition members will meet monthly for the duration of the project with quarterly presentations to respective governing boards.

In addition to property and business owner meetings, articles have run and will continue to run in our monthly community newsletter. There are annual events that occur in the summer and fall that the Coalition will have a booth at with information on the progress of our EPA grant and associated activities.

External stakeholders including TCHD, UDFCD, the South Platte Working Group (SPWG), Denver Water, Arapahoe County and Englewood Sanitation have been engaged in a number of different ways via their boards, coalition meetings and other project interaction.

III.B.3. Expenditure of Assessment Grant Funds

The City of Sheridan does not have an active EPA Brownfields Assessment Grant.



January 30, 2019

Devin Granbery
City of Sheridan
4101 S. Federal Blvd
Sheridan, CO 80110-5399

Dear Mr. Granbery,

On behalf of the Tri-County Health Department, we are writing to express our commitment to the City of Sheridan's Environmental Protection Agency (EPA) Brownfields Coalition Assessment grant application and program. As an organization that has tremendous environmental and public health experience, we want to be an instrumental part of Sheridan's efforts to address the economic and environmental disparities in this community in order to improve long-term health outcomes.

We believe that an EPA Coalition assessment grant presents a unique opportunity to work across sectors to assess the environmental, economic, and health challenges in the area and develop community-identified strategies for removing the environmental obstacles and working toward infrastructure improvements in this community that support a healthy community. As the local public health agency, TCHD has a long history of partnering with the City of Sheridan and community partners to develop strategies to mitigate potential public and environmental health risks. Most recently, TCHD completed a Health Impact Assessment (HIA) for the Sheridan Comprehensive Plan. Through that process, community stakeholders identified the real and perceived issues of environmental contamination as an important health concern in the community.

TCHD enthusiastically welcomes the opportunity to work alongside the City of Sheridan and Urban Drainage and Erosion Control District to provide valuable health department perspective; share previous project data, facilitate health monitoring activities, and provide technical assistance that will shape the direction of environmental assessments to ensure success of the program. To that end, we are fully supportive of the City's efforts and look forward to being a part of the solution towards the redevelopment of this area and enhance the quality of life for area residents.

Sincerely,

A handwritten signature in blue ink, appearing to read "John M. Douglas, Jr.", is written over the printed name.

John M. Douglas, Jr., M.D.
Executive Director



January 30, 2019

Danny Heffernan EPA Region 8
1595 Wynkoop Street (EPR-B)
Denver, CO 80202-1129

Re: Sheridan Coalition for South Santa Fe Business Park Brownfield Assessment

Dear Mr. Heffernan,

The City of Sheridan has formed a Coalition with Tri-County Health Department (TCHD), and Urban Drainage and Flood Control District (UDFCD) to request \$588,700 in Coalition CWA Brownfield funding for FY2019 to address environmental and economic challenges that plague the southeast portion of our community. The City of Sheridan is a small economically disadvantaged community with just over 6,000 residents in the southern Denver Metro Area in the State of Colorado. The Target Area for our CWA Brownfield grant, the South Santa Fe Business Park (SSFBP) , encompasses 200 plus acres of land in the southeast corner of the City. The western boundary of the SSFBP is the South Platte River, which is a regional recreational and environmental treasure for the Denver Metro Area.

Tri-County Health Department (TCHD) is a regional organization that serves over 1.5 million people in three counties in the Denver metro area. TCHD works closely with Sheridan on environmental and health challenges and providing technical assistance and in some cases funding to address these challenges. Urban Drainage Flood Control District promotes wise and sustainable growth and redevelopment related to storm water management, a substantial challenge in the South Santa Fe Business Park. The presence of the South Platte River and many former landfills impact on the river has brought TCHD, Sheridan and Urban Drainage together for many different projects over the last several years.

In addition to our partners, our grant application efforts have the support of multiple property owners in the SSFBP as the South Platte Working Group-a coalition of 18 cities, towns and local organizations working to beautify and enhance the connectivity and health of the South Platte River. All these entities have worked closely on several projects in the City of Sheridan including a \$14 million in-river park just to the north of the Target Area. The Coalition has also worked together in creating a new east side trail along the South Platte River extending along the western boundary of the Target Area.

Compared to the booming economies of surrounding jurisdictions and other parts of the City of Sheridan, the South Santa Fe Business Park is not thriving economically or environmentally. This area has historically been used for auto salvage lots, vehicle and equipment storage, heavy industry and auto related facilities. There is a perceived and most likely true perception of environmental contamination from these historical industrial uses. The other challenge this area faces is there is no water or sewer systems that property owners in the SSFBP can access, which prevents the expansion and new construction of businesses in the area.

EPA Brownfields Assessment funding will allow the Coalition to develop a comprehensive Brownfield program, with significant emphasis on the inventory and assessment of existing infrastructure, easements and environmental challenges. Sheridan has been meeting and collaborating with property and business owners, our coalition partners, and other stakeholders to develop a strategy for reinvestment and redevelopment, but we lack the capital resources to do the necessary planning and assessment work to create shovel-ready sites as well as enhance the existing businesses in the area. With too many known and potential brownfields and a lack of funding and infrastructure required to address the impacts associated with these sites, the ability to attract new employers, strengthen existing businesses, create jobs and generate new tax revenues has been greatly diminished. EPA Brownfields Assessment funding will serve as the shot in the arm for redevelopment and reinvestment in the SSFBP. Our vision for our community is to provide every resident and worker access to public water and sewer, a healthy environment and an opportunity for economic investment, and funding from the EPA will help us obtain this vision.

Project Contact Information:

Project Director

Devin Granbery, City Manager

Phone: 303.438.3310

dgranbery@ci.sheridan.co.us

4101 S. Federal Blvd. Sheridan, CO 80110

Highest Ranking Elected Official

Tara Beiter-Fluhr, Mayor

303.762.2200

tbeiter-fluhr@ci.sheridan.co.us

4101 S. Federal Blvd. Sheridan, CO 80110

Sincerely,



Devin Granbery

City Manager



URBAN DRAINAGE AND FLOOD CONTROL DISTRICT

Ken MacKenzie, Executive Director
2480 W. 26th Avenue, Suite 156B
Denver, CO 80211-5304

Telephone 303-455-6277
Fax 303-455-7880
www.udfcd.org

January 30, 2019

Devin Granbery
City Manager
City of Sheridan
4101 S. Federal Blvd.
Sheridan, CO 80110

Dear Devin:

On behalf of the Urban Drainage and Flood Control District (UDFCD) we are proud to be a coalition partner with the City of Sheridan and Tri-County Health in support of its efforts to obtain a U.S. EPA Brownfields Community-Wide Assessment Grant. We have worked closely with the City of Sheridan and Tri-County Health as a partner to implement river improvements on the South Platte River for over a decade.

The mission and vision of UDFCD is to protect people, property, and the environment through preservation, mitigation, and education. UDFCD works with partners across the Denver Metro area to promote wise and sustainable growth and redevelopment related to stormwater. The South Santa Fe Business Park (SSFBP) redevelopment is a great opportunity to work with other water related partners on how to incorporate practices such as low-impact development in order to make this a water wise community.

The River Run project, extending between Oxford Avenue and Union Avenue, is an excellent example of how well the City of Sheridan and Tri-County Health partners have worked together in the past on complicated projects. One of the best examples of this partnership was in raising the \$14 million dollar to build the project. Each team member not only brought their own money to the table but also had a coordinated effort in pursuing additional funding opportunities. Each local government partner was able to secure a grant in order to raise the funds needed to complete all three phases of work in just three years. There were over ten different funding sources that came together to deliver the River Run project.

The vast majority of UDFCD funding goes towards actual mitigation projects, and typically there are some education pieces to advance the public awareness of the practices in the stormwater and flood control industry. For example, the River Run project included a bioretention basin (rain garden) that is testing a new mix design. The rain garden's performance is being monitored and then will be used to inform the design of future mixes.

UDFCD pledges to support the Coalitions Brownfield as a coalition partner with the following actions:

- Will be an active participant in stakeholder meetings, providing staff resources and technical expertise at coalition partner meetings.
- Will participate in reviewing the SSFBP stormwater management plan.
- Will look for potential pilot project opportunities to innovate new technology or processes and if so participate financially on the development.

We look forward to continue working with the City, property owners, and Tri-County Health to leverage the Brownfield grant funding to help protect people, property, and the environment.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Ken A. MacKenzie', with a stylized flourish at the end.

Ken A. MacKenzie
Executive Director



Downtown Colorado, Inc. Advisory Services Study June-July, 2017



**DOWNTOWN
COLORADO, INC**

*BUILDING BETTER COMMUNITIES BY PROVIDING ASSISTANCE TO DOWNTOWNS,
COMMERCIAL DISTRICTS AND TOWN CENTERS IN COLORADO THROUGH EDUCATION,
ADVOCACY, INFORMATION AND COLLABORATION*

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Team Members

The Sherdian Assessment Team appreciates the invitation to get to know your city and to assist your community in maximizing its considerable assets. The volunteers worked diligently, pre- and post- visit, to provide relevant and realistic input towards the betterment of your commercial district.

- Katherine Correll, Downtown Colorado, Inc.
- Andrew Curtis, Downtown Colorado, Inc.
- Jim Leggitt, studioINSITE
- Cliff Lind, OTAK Inc.
- Iza Petrykowska, Downtown Colorado, Inc.
- Jesse Silverstein, Development Research Partners

Introduction

Downtown Colorado, Inc. (DCI) is proud to offer affordable, quality community advisory services for all Colorado member communities to build and maintain vibrant commercial districts, town centers, and downtowns. Qualifying communities in Colorado can apply for assistance through DCI and receive a reduced rate thanks to the in-kind contribution of consultants from DCI's professional membership base.

DCI's community facilitation gathers community leaders and stakeholders to develop a dialogue based foundation and process to support local businesses and property owners create a vibrant commercial district. The results of our community facilitation include a review of the status of the area based on the local government's overview of the situation, feedback from all meeting participants, and community needs expressed during a series of recommendations that can be used as a road map to guide community leaders in moving forward to help local businesses and property owners thrive.

To ensure quality and affordable services, DCI assembles a team of professional consultants experienced in their discipline, including designers and architects, marketing and branding specialists, land use and urban planners, redevelopment and real estate specialists, economic developers, and finance experts, to work in communities over the course of two days to contribute to this final report. The DCI Advisory Team Members value the invitation to learn about and assist Colorado communities, and work diligently to provide relevant and realistic input toward the betterment of your community.

Executive Summary

In the Spring of 2017, the City of Sheridan requested an Advisory Team from Downtown Colorado, Inc. (DCI). DCI met with the community and the consultant team several times to plan an Advisory Team Visit. Sheridan then hosted a Challenge Studio on May 3-4, 2017 at the DCI Conference in Breckenridge focused on an area of the city known as the South Santa Fe Business Park. The Challenge Studio, a two day afternoon workshop, focused consultant and participant discussion on challenges facing the South Santa Fe business Park. The group brainstormed new ideas and garnered input and perspective on the Sheridan community challenge from diverse professionals. DCI and members of the Advisory Team held a second such input gathering forum at the Community Development Finance Association (CDFA) Colorado Roundtable on May 16, 2017.

The DCI Advisory Team visits were held on June 29 and July 25, 2017. The visits focused on reviewing community issues and opportunities, creating initial engagement with stakeholders to open a solution-based dialogue, and identifying tools, insight, and direction around the infrastructure needs of the South Santa Fe Business Park.



DCI Team, Local Leaders and Stakeholders

Prior to this visit, the City of Sheridan planned the agenda, identified key stakeholders for focus groups, and provided extensive background information about the history and status of Sheridan's South Santa Fe Business Park. DCI then organized an Advisory Team with combined experience in organizational management, economic development, land-use planning, architecture, urban design, brownfield redevelopment, community planning for large projects and financing mechanisms.

During the June 29, 2017 visit, the DCI team received a presentation on the community and the South Santa Fe Business Park, with an emphasis on the history and current issues, toured the site, and attended a stakeholders' meeting in which business and property owners were invited to share thoughts and needs. During the second visit, July 25, 2017, the DCI team conducted focus groups with elected officials, town staff, service providers, business owners, and interested residents. The focus groups allowed the team to meet directly with stakeholders and hear multiple perspectives

on the issues facing the South Santa Fe Business Park. It also provided a chance for team members to ask the community about the perceptions, strengths, weaknesses, and opportunities related to the site.

After these advisory visits, DCI's team members gathered to discuss their observations and formulate recommendations. The following report provides a brief overview of the site, a list of observations gathered from the community, and provides action recommendations to develop infrastructure in the South Santa Fe Business Park. The report includes the following sections: Overview and Community Input; Environmental Challenges; Infrastructure Needs & Possibilities; Organizational Strategies; and Design Possibilities.

The report appendices include a list of businesses in the South Santa Fe Business Park, sign in sheets from the meetings held during the assessment, and an action plan matrix. The community will additionally receive (and have online access to) an "Implementation Toolkit" that will assist the community in implementing the provided recommendations.



DCI Team, from left Jim Leggitt, Jesse Silverstein, Cliff Lind, Iza Petrykowska, Katherine Correll, and Andrew Curtis

South Santa Fe Business Park Overview

The City of Sheridan is located southwest of Denver, and west of Englewood. The city has a population of 5,644¹. The South Santa Fe Business Park (SSFBP) is located in southeast Sheridan, bordered to the west by the South Platte River, to the east by South Santa Fe Drive, and to the north by W. Oxford Avenue. The site is made up of many large industrial parcels, with a variety of uses.

South Santa Fe Business Park

Land Area: 206.3 acres

Parcels: 74

Property Owners: 36

Average Annual Daily Trips Along Santa Fe: 70,000²

Linear Feet Adjacent to South Platte River: 4,000+

Zoning: Primarily IND-Industrial

The City of Sheridan can reap significant public benefits by installing sewer/water and road infrastructure in the SSFBP; simultaneously businesses and property owners will greatly benefit from the proposed infrastructure improvements. An open collaborative effort between the City, property owners and businesses is needed to balance and address private property rights, construction, and operating costs associated with upgrading the SSFBP to modern industrial park standards.

Historically, the area along the South Platte River in the City of Sheridan (and beyond the City's borders) was occupied by landfills,

dumps, salvage yards, materials recycling, and small-shop manufacturing business. At that time, parcels in the SSFBP were recorded with metes and bounds descriptions, prior to the advent of Sheridan's lot and block recording system. The SSFBP's legacy is characterized by adjacent property lines primarily accessed across privately shared access roads with little public rights-of-way. Additionally, there is no common water or sewer utilities serving the area; most properties are on well water and septic systems, and have no fire hydrants or fire suppression systems within structures. Due to the lack of public rights-of-way there is little opportunity for the City to install such infrastructure without a partnership between the City, property owners and businesses.

Today, the City of Sheridan would like to modernize the SSFBP for two public policy reasons: (1) to ensure the health and safety of businesses, employees, and visitors; and (2) to maintain and strengthen a vibrant SSFBP by retaining existing businesses, attracting new businesses, and enabling property renovations and re/development for continued economic vibrancy into the future.



DCI Team Site Visit

1 2010 United States Census
2 CDOT OTIS

Community Input

DCI and the community hosted a community meeting on June 29, 2017, and gathered input on a variety of topics. During public meetings for this study property owners identified many negative impacts that can be attributed to historic land use patterns:

- Lack of quality water/sewer services
- Lack of pedestrian access throughout the area
- Having to repair their own roads (because there are no City roads)
- The City not providing comparable public services such as road maintenance to this portion of Sheridan (The City is actually spending the same amount based on linear feet of public rights-of-way, there's just not public rights-of-way for the City to service)
- Having to deal with their own storm water drainage issues (Because there are no City streets to allow the City to address the regional drainage problem)
- Carrying the financial and human resource burden of effecting road, drainage, and maintenance on private access lanes that are perceived to be the City's responsibility and possibly imposing unintended consequences and costs on other property owners

(i.e.- fixing drainage on one property does not consider drainage impacts on other properties down-gradient).

The DCI team then asked community members and property owners the following questions: **"What do you see as the future, in regard to your property, in ten years?"** The following responses were recorded:

- Retired
- Long Haul
- See what happens
- Lots of work
- Fully rented space
- Turn over to children
- Bigger, better, stronger
- Still there – moving forward
- Market to sell
- 3rd generation – keep everything going!
- Live on property
- Just purchased property – long time!

"What is one improvement you would like to see?"

- Repave streets
- Maintain and fix roads
- Improve confusing addresses
- Water drainage problems
- Desire to be allowed to landscape edge of property owned by the town (maintenance rights)
- Fire Hydrants
- Want to know who neighbors are
- Handicapped crossing/pedestrian safety amenities

"What other types of businesses would complement your own? "

- Restaurants
- Small community oriented businesses
- Don't want high rise apartments – w/ more traffic
- Worried about marijuana smells



Community Input Meeting

“What image or branding of Santa Fe Business Park do you want?”

- Handicapped accessible
- Recycling and repurposing materials
- Authentic, family owned, tradition

“What else would you like us to consider?”

- More communication with each other
- Knowing ahead of time/not after the fact
- “Next Door” app for Santa Fe District

Environmental Condition and Challenges

The South Santa Fe Business Park (SSFBP) is prime for investment in both existing and future business, however the site presents many environmental and infrastructural challenges. These legacy environmental issues create hurdles for buying, selling, or expanding current properties. Furthermore, they create obstacles to financing, and significantly complicate redevelopment pro-formas. The team identified the following environmental challenges, a necessary first step for infrastructure planning, as well as for potential buyers and financiers of redevelopment projects.

Historic Landfills

Observations: The presence of historic landfills (dumps) in the area, in particular the southwest corner of the SSFBP, represent the possibility of hazardous materials. These historic landfills produce methane, which extends past the landfill boundaries and could create explosive conditions in nearby structures. They also indicate the possibility of groundwater pollution, as well as unstable soil conditions.

Prior landfill mitigation work in the area, i.e.- at River Point, may have modified landfill boundaries and methane buffer zones. The true extent and depth of landfills/dumps are thus unknown.

The methane buffer perimeter impacts the entire SSFBP and may be subject to modification upon further environmental investigations. It has not yet been determined which properties are impacted by landfill methane and to what extent.

Recommendation: Landfill sites require additional investigation to better understand the environmental impacts on the river and surrounding properties. Landfill-impacted properties should be evaluated for buildability. Contaminants may impact planning for future public and private improvements.

Historic (Pre-Regulatory) Industrial Uses

Observation: The presence of historic industries and manufacturing, present in the area before the modern regulatory environment, indicates other possible environmental challenges. Facilities may have floor drains that lead to old drain pipes leading directly into septic tanks. Facilities may have on site disposal of liquid and solid waste. In addition, there may be Volatile Organic Compounds (VOCs), lead, arsenic, benzene and more.

Known current uses include: automotive service, crushing and salvage; wood and materials recycling; machine shops; and pest control operations. Similar historical operations occurred over time, many of which typically utilized disposal pits for solid and liquid waste disposal prior to environmental regulation. In addition, years of potential metal and equipment grindings, shavings, asbestos, and



Example of Salvage Yard in South Santa Fe Business Park

lead-based paint may have impacted surface soil and groundwater.

Recommendation: Prioritize individual parcels and conduct phase I and II site assessments for potential hazardous materials for historic business operations.

Uncontrolled Draining and Septic

Observation: Uncontrolled storm drainage may have moved these and other contaminants. The lack of infrastructure means that septic tanks with suspected clay drainage systems, likely failing due to age, have been used throughout the site. This can lead to additional pollutants.

Recommendation: Prioritize individual parcels and conduct phase I and II site assessments for potential hazardous materials for historic business operations.

Health and Safety

Observations: The following environmental conditions present concerns for human health and safety on the SSFBP site:

- Lack of paved streets contributes to potential dispersion of surface contaminants and pathways to soil and groundwater.
- No reliable data regarding which properties are located above former landfill/dump sites.

- No data regarding which properties are being impacted by landfill methane.
- No data regarding the impact of methane gas accumulation within buildings.
- Potential for businesses, employees, and visitors to use non-potable well water.
- Lack of fire suppression equipment in buildings and lack of fire hydrants. Buildings do not meet current code and there is no mechanism in place to require upgrades until a building permit is requested.

Recommendation: Obtain accurate environmental data regarding geographic placement of landfill/dump sites, which properties are impacted by landfill methane, the impact of methane gas accumulation within buildings, buildings at risk due to lack of fire suppression equipment, and other potential threats to health and safety.



Historic Buildings and Automobiles on the Site

Infrastructure Needs and Possibilities

This report has taken a comprehensive look at land use, environmental, and business conditions. The intent is to inform a strategy that will address property owner issues and support the City's public objectives for economic sustainability and public health and safety. Based on this analysis there is strong logic for installing road infrastructure that may also serve as water/sewer utility alignments.

As a starting point to achieve its public policy goals, the City has instituted an ordinance that requires a SSFBP property to replat as a lot and block filing, dedicate street rights-of-way, and install fire suppression systems prior to building permit approval for significant construction projects. Recognizing the site by site challenges to coordinate district-wide public improvements a collaborative effort was initiated several years ago to establish a Special District to fund, install, and maintain water/sewer infrastructure. This effort stalled due to various public- and private-sector conflicts.

Lack of Public Access

Observations: There is currently no right-of-way in the interior of the business park that is wide enough to allow for utilities for other properties. Without right of ways on the interior of the site, the city cannot provide the necessary utilities. Water and sewer lines are only present along Natches Court, which has a right-of-way that varies from 55 feet to 85 feet. Only properties adjacent to this road currently have appropriate access to utilities. Radcliff is a 15-foot right-of-way, and Quincy is a 15-foot access easement.

A typical light industrial / commercial right-of-way, as required by the City of Sheridan, would be 68 feet wide. It may be possible to work with the City of Sheridan and utility companies to develop a right-of-way width that is less than 68 feet, but utility separation and vehicular

circulation requirements make it difficult to reduce right-of-way width below 50 feet.

An issue noted in the initial effort to establish a Special District (2008) was that property owners did not want to dedicate their valuable land to a utility easement. Today, many existing businesses are downsizing and using less of their sites. For example, many businesses are proud to be automotive recycling operations: they are moving parts without the need to store significant inventory on site.

Recommendations: These less land intensive business models create a situation in which property owners may be willing to dedicate right-of-ways in exchange for the property value enhancements from infrastructure improvements. In situations where yard storage is integral to a business, there may be site planning solutions to minimize impacts.

Also to address access issues, the properties in the SSFBP should be platted. Official documentation with city services and right of ways will take the pressure off property owners. This will require the participation of private property owners.

Cost of Infrastructure

Observation: Infrastructure envisioned for this site is typical of industrial business parks, and includes a roadway with parallel parking, sidewalks, and all modern utilities. However, potential barriers to implementation of that infrastructure include the presence of brownfields, and the cost of property acquisition. Due to these and other factors outlined in this report the cost of infrastructure will be high for this site.

Recommendation: Initiate further studies to determine possible routes for utilities, the property acquisition required, and the location and required mitigation of brownfields. This will allow accurate cost estimates to be developed. Without more detailed brownfield information and accurate land values, the only

cost information that can be provided is the construction cost of the infrastructure.

Next Steps

Observation: Careful planning and a phased approach will be needed to begin the infrastructure development process.

Recommendations: Initiate a study of brownfields and other hazardous materials on the site, and begin discussing property acquisition with landowners. Determine which properties have access to what types of infrastructure: water, sewage, electricity, etc. Develop a phasing plan that extends utilities to willing partners while utilizing available funding.

Organizational Needs and Strategies

Lack of Vision

Observation: Stakeholders (public and private) have, until now, lacked vision for the area, leading to uncertainty as to whether infrastructure is desired, and where it would be placed.

Recommendation: South Santa Fe Businesses and Property Owners would benefit from increased communication and advocacy with each other and with the City. Consider holding a series of meetings to establish communication processes and platforms and reviewing the benefits of various districts or organizational structures to assist in creating a unified voice to advocate for South Santa Fe Business Park needs moving forward.

Community Goods & Free-Riders

Observation: The City will ultimately need to pay the cost of maintaining public streets and storm water drainage. However, both the public and private sectors will ultimately benefit from infrastructure at the site.

Recommendation: Because all property owners will benefit, they should all participate. This

will help the City and/or Special Districts tackle projects that are too expensive, by sharing costs. This will also avoid the perception of “free riders.”

Unfunded Special District

Observation: A Special Improvement District (SID) was formed for the site in 2005, but was never funded. The cost to install and maintain infrastructure is significant, and the City and property owners may need to located alternative methods of financing.

Recommendation: Forming a special district will be essential to financing this project. Following are some of the special districts that should be considered.

Business Improvement District (BID):

A BID is a quasi-municipal organization and a division of the state. All property assessed in a BID must be commercial. The boundary may or may not be contiguous. A BID is a flexible entity that can finance improvements and provide services. A BID can also issue bonds.

Downtown Development Authority (DDA):

Quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in Central Business District.



DCI Team and Local Leaders Visit the Area

Urban Renewal Authority (URA):

Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating, and selling land for development, a URA can do both business development and financial structuring. A URA can generate sales and/or property tax increment to finance future development. Such TIF financing requires approval from multiple entities, including the county. TIF financing can be controversial.

Community Development Corporation (CDC):

A CDC is a non-profit community organization with public/private orientation. A CDC is usually 501(c)(3). There is no financing ability built in, and thus requires staff and volunteer focus on contributions, grants, fees, and earned income.

Business Association:

This is a volunteer driven model, sometimes with paid staff. The association can be housed in another organization or be a 501(c)(3), 501(c)(6), or 501(c)(4). This may be the cheapest and simplest organizing tool. A business association can serve as a champion and umbrella for everything that impacts the commercial district, and has the ability to lobby. However, such an association does not come with a financing mechanism, and relies heavily on volunteers.

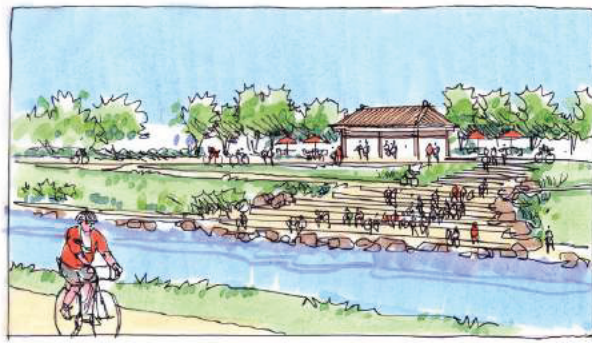
Special Improvement District (SID):

A special improvement district is structured by the City Council and run by the city (there is no separate board). It is also referred to as a Local Improvement District (LID) or an "assessment district." An SID does not offer representation and can't represent businesses or property owners, but can implement infrastructure improvements. Revenue is generated primarily through the special assessment process, as an SID cannot levy taxes. SIDs can most often fund improvements like sidewalks, roads, water lines and sewer lines. Special assessments bonds may be issued by the SID to finance improvements. However, issuance of such bonds requires holding a TABOR election. An SID can be used in conjunction with any of the above mentioned districts.³

3 Courtesy of Rick Kron and Dee Wisor, "Improvement Districts for Colorado Cities and Towns"

Design Possibilities

The following maps, images and sketches depict design possibilities for the site. These are not comprehensive, and are merely representations of what is possible.



South Santa Fe Business Park Bike and River Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Warehouse Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Streetscape Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Building Reuse Vision (Courtesy Jim Leggitt)



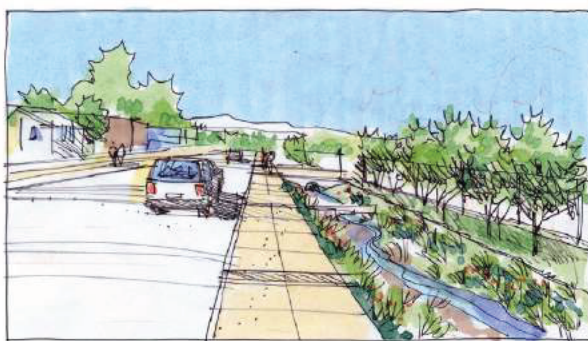
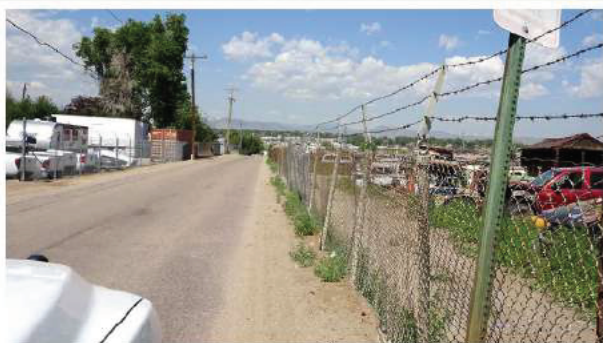
South Santa Fe Business Park Infill Development Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Urban Design Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Infill Development Vision 2 (Courtesy Jim Leggitt)



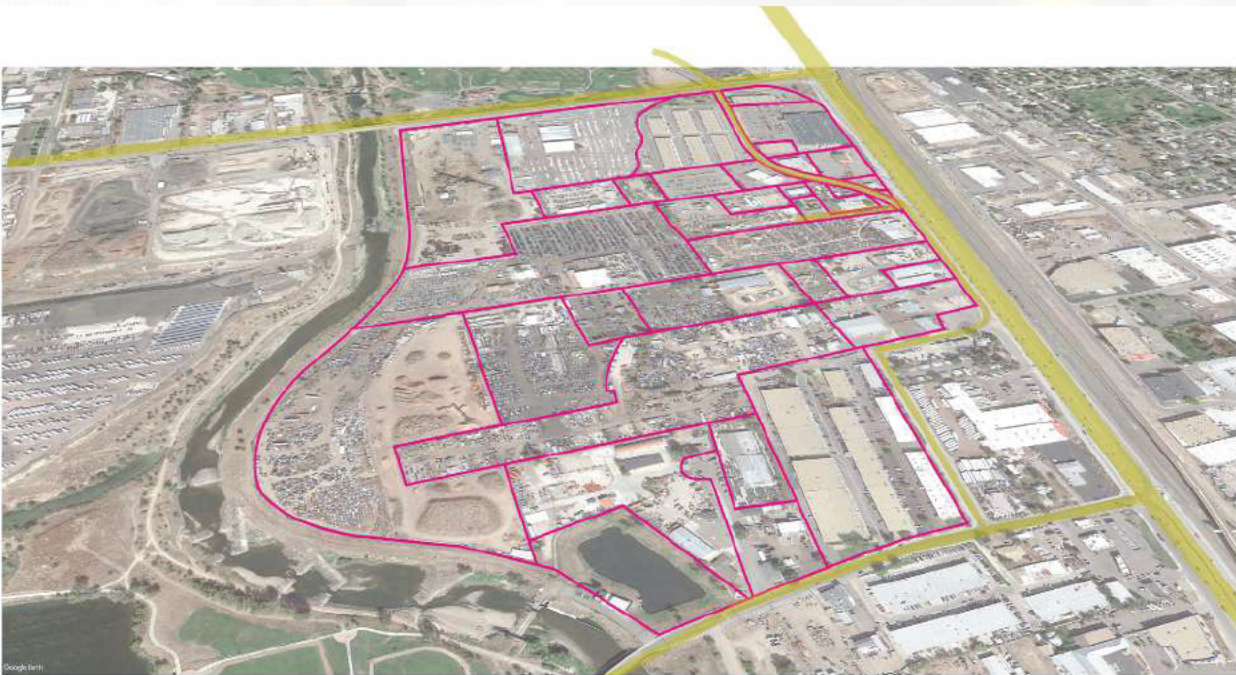
South Santa Fe Business Park Stream and Street Vision (Courtesy Jim Leggitt)



South Santa Fe Business Park Infill Development Vision 3 (Courtesy Jim Leggitt)

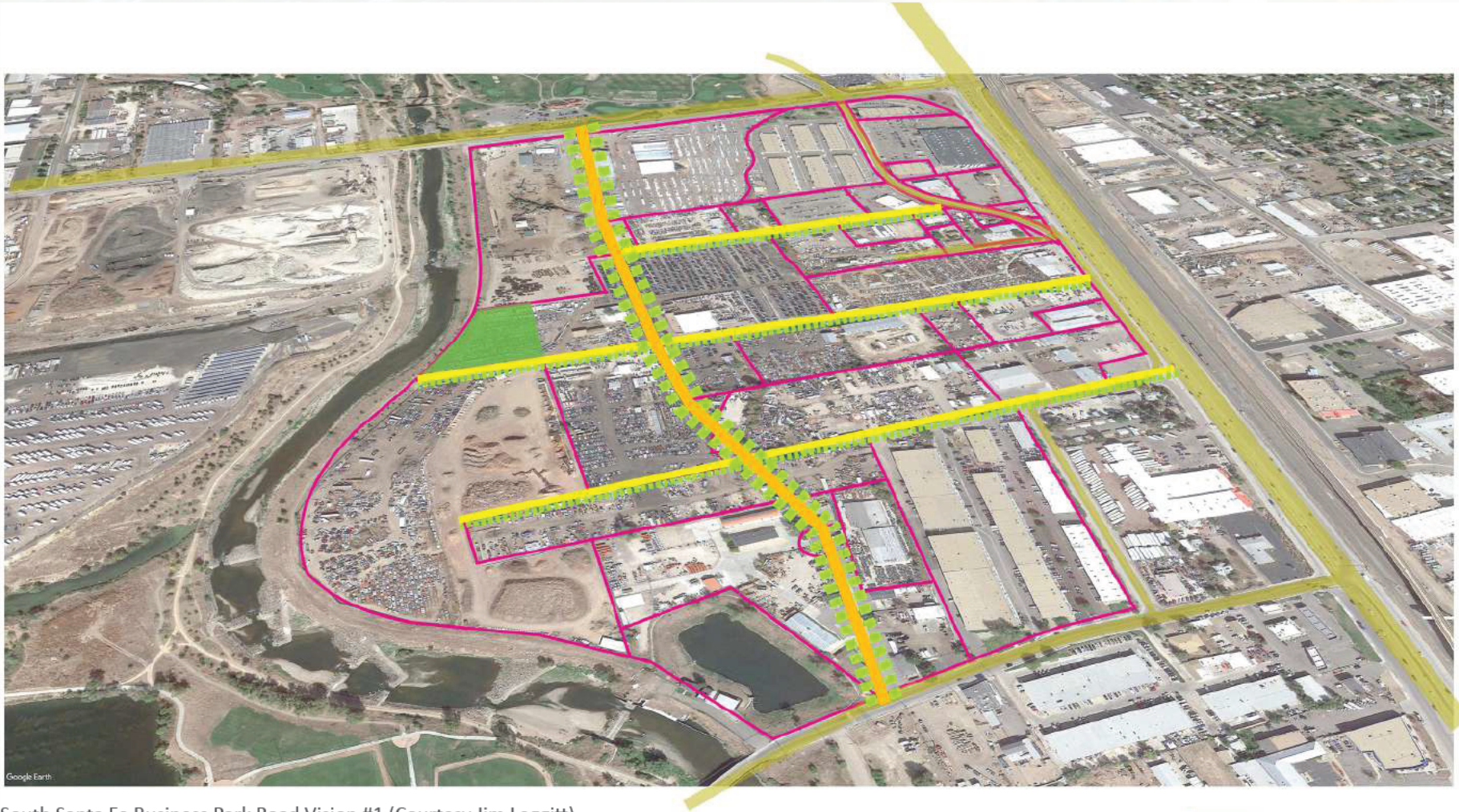


South Santa Fe Business Park (Courtesy Jim Leggitt)



South Santa Fe Business Park Ownership Boundaries (Courtesy Jim Leggitt)

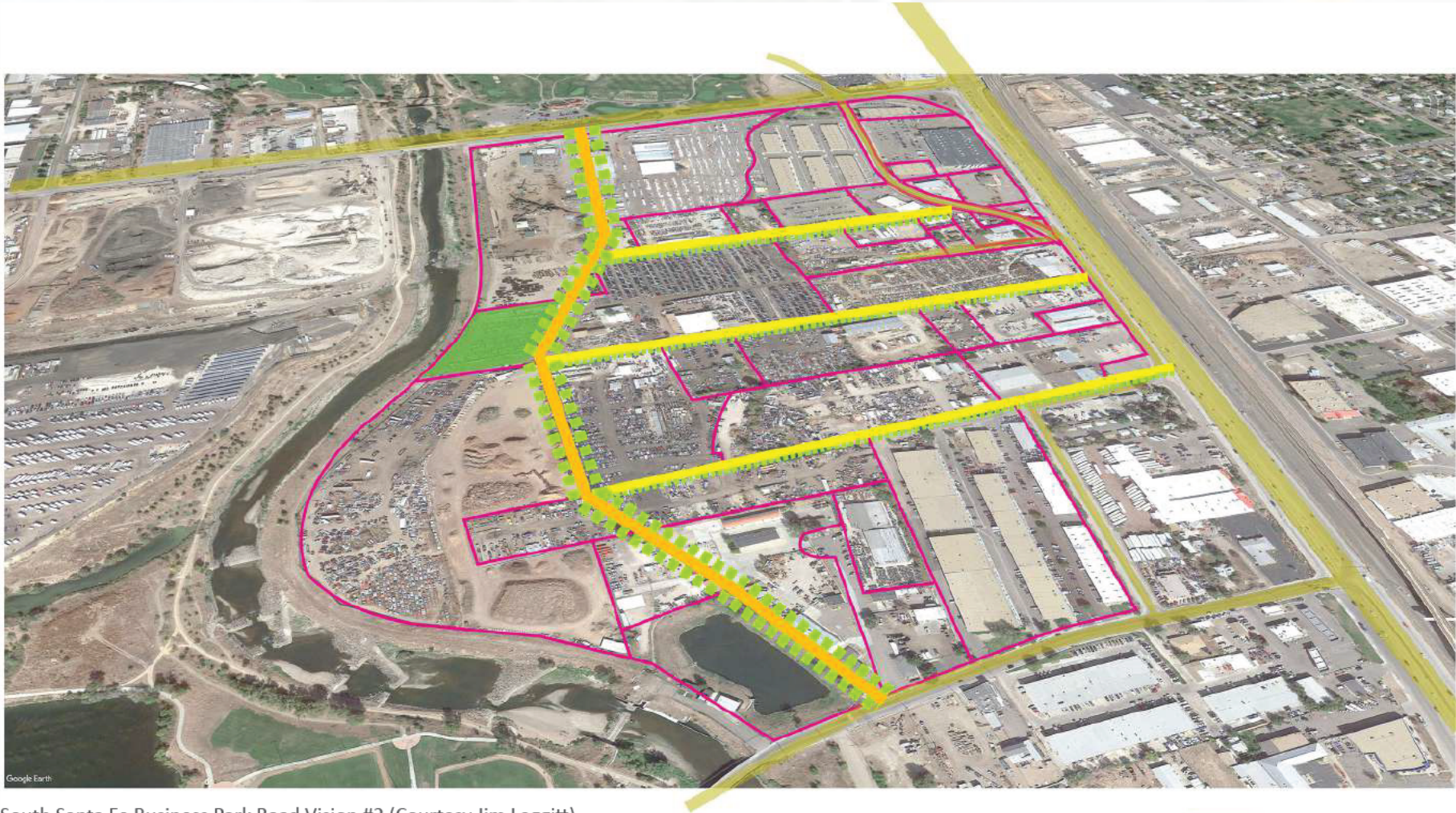
— OWNERSHIP
— EXISTING ROAD



South Santa Fe Business Park Road Vision #1 (Courtesy Jim Leggitt)



South Santa Fe Business Park, Sheridan



South Santa Fe Business Park Road Vision #2 (Courtesy Jim Leggitt)



DCI Team

KATHERINE CORRELL

Executive Director, Downtown Colorado, Inc.

Katherine Correll has experience spanning the fields of community outreach to advance downtown and community development, not-for-profit administration, project development and management, local government planning, marketing, financial and economic development services, and education. Katherine joined Downtown Colorado, Inc. as the Director of Communications and Operations in 2006; in 2007 she became the Executive Director. Born and raised in Denver, Colorado, Katherine has worked with development initiatives in Denver, New York, Chicago, and the Former Soviet Union. Her focus on strategic planning and organizational development and management includes building viable and sustainable private, public, and non-for-profit institutions and programs. Katherine received her master's degree in Public Administration from Rutgers University and her bachelor's degree in Politics with a Minor in Urban Studies from New York University.

JIM LEGGITT, FAIA

Principal, studioINSITE

Architect, urban planner, professional illustrator and author, Jim Leggitt, FAIA has been practicing for over thirty-five years in Denver, Colorado. Principal at studioINSITE LLC, an urban planning and landscape architecture firm, Jim specializes in conceptual design, community planning, team collaboration and visualization. Jim combines his quick hand drawing skills with architectural and planning experience on projects ranging from small urban blocks to large scale city plans. An expert with community planning and visualization, Jim has participated in numerous public projects leading the design process and generating colored sketches that reflect place-making and excitement that comes with new development. He authored **DRAWING SHORTCUTS: Developing Quick Drawing Skills Using Today's**

Technology, featuring drawings from many of Jim's community planning projects. The book has been adopted by over 50 universities and translated in three foreign languages. Jim's popular blog articles about design visualization have been viewed by close to one-half million individuals. Leggitt is a Fellow with the American Institute of Architects and an adjunct professor at the University of Colorado Denver College of Architecture and Planning.

CLIFF LIND

Planning and Design Manager, Otak

Cliff has 20 years of experience with projects in a wide range of urban design, and planning work. He focuses on solutions that achieve project goals using sustainable, equitable, and community-driven methods. Cliff participated in the development of LEED for Neighborhood Design (LEED ND) and has been endorsed by the USGBC as an instructor for LEED ND in Colorado. Cliff is an active member of the Denver community and is passionate about sustainable growth in the City. Active positions include: City of Denver Mayor's Pedestrian Advisory Committee (Infrastructure Subcommittee Chair), Founding Member of the Denver Vision Zero Coalition, Member of the RiNo Neighborhood Design Committee, and Board Member of the Elyria-Swansea Globeville Business Association. Recent work includes: The Safe Creative Spaces Project; Denver, CO; RiNo Design Overlay Zone; Denver, CO; RiNo Design Guidelines; Denver, CO; USGBC LEED ND Workshop Leader; Denver, CO; DRCOG Metro Vision LEED ND Idea Exchange Leader; Denver, CO; Platte Farm Community Open Space Outreach and Programming; Denver, CO.

JESSE SILVERSTEIN

Vice President and Senior Economist, Development Research Partners

Jesse Silverstein is Vice President and Senior Economist at Development Research Partners, Inc. based in Jefferson County, Colorado. Jesse has extensive experience in preparing real estate market studies, public finance analysis, and economic impact analysis for a variety of public-private development and redevelopment projects. Mr. Silverstein's experience includes positions as founder and Executive Director of the nonprofit Colorado Brownfields Foundation, Director at Equitable Real Estate Investment Management, and Chief Appraiser for the Resolution Trust Corporation (a division of FDIC) in Washington, D.C. Mr. Silverstein holds a Bachelor's Degree in Economics from the University of Delaware, a Master's Degree in Economics from the University of Colorado at Boulder, has an MAI professional designation in commercial real estate analysis from the Appraisal Institute.

Team Support:

ANDREW CURTIS, Downtown Colorado, Inc.

IZA PETRYKOWSKA, Downtown Colorado, Inc.

JAMIE SHAPIRO, Downtown Colorado, Inc.

Appendices

1. Action Plan Matrix
2. List of Business in the South Santa Fe Business Park
3. Sign in Sheets from Assessment

The community is also advised to consult DCI's Implementation Toolkit for an assortment of planning documents and guidance to assist with implementation of the recommendations contained in this report.



DCI Team and Stakeholder Meeting

Action Plan

Timeline	Project	Objective(s)	Steps
Begin Fall 2017	Establish the foundation for a collaborative transparent property-owner advocacy voice to explore the costs, benefits, and need for infrastructure improvements and associated costs; build trust and collaboration between public and private stakeholders.	<ol style="list-style-type: none"> 1. Build property owner buy-in, participation, and education. 2. Educate on the process and players involved in successfully implementing the project 3. Identify funding sources for infrastructure development. 	<ol style="list-style-type: none"> 1. Hold a series of meetings to establish communication processes and platforms and to review the benefits of various districts or organizational structures. DCI can provide assistance here. 2.
Begin Fall 2017	Establish Well-functioning special district (or other organization) and empower a property-owner Stakeholders Group	<ol style="list-style-type: none"> 1. Begin initiating outcome planning and implementing the formation of a special district. 	<ol style="list-style-type: none"> 1. Consult with similar districts in the region, and DCI, on best practices. 2. Form (implement or strengthen) a special district. 3. Prepare a plat that will show property lines and rights-of-way as fully platted.
Begin Fall 2017	Initiate further study to determine possible route for utilities, the property acquisition required, and the location and required mitigation of brownfields.	Accurate outline of infrastructure costs, and outline of phased implementation approach.	<ol style="list-style-type: none"> 1. Select a consultant or contractor with experience in brownfield infrastructure planning, design, and development. 2. Initiate a study to determine cost estimates for infrastructure development at various levels, utilizing the brownfield documentation work (outlined above). 3. Select a plan for infrastructure development, with a known financing need.

Action Plan

Begin Spring 2018	Initiate a detailed site characteristics and assets assessment along with environmental assessments to inform optimal infrastructure locations and remediation requirements.	Accurate outline of remediation and infrastructure costs, and outline of phased infrastructure development approach.	<ol style="list-style-type: none"> 1. Select a firm or specialist to hire as a contractor to coordinate the brownfield research. 2. Work with contractor to survey the South Santa Fe Business Park and document existing brownfields, and likely remediation needed. 4. Generate maps and planning documents to guide conversations with infrastructure consultants and contractors.
Begin Summer 2018	Build a creative financing structure to support infrastructure development.	Finance development of infrastructure.	<ol style="list-style-type: none"> 1. Outline costs and timeframe for infrastructure development, based on outline of costs estimated above. 2. Investigate possible revenue streams, including: special districts, TIF, public private partnerships, brownfield grants, state and federal infrastructure programs, and traditional financing systems.
Begin Fall 2018	Identify infrastructure needs, implementation strategy, and funding mechanisms; and formalize and activate the special district while property owners begin to plat their properties.	Have all necessary information for decision-making and finalize property owner agreements, infrastructure alignments, cost sharing, special district functions, and identify the continuing role, if any, for the property-owner Stakeholders Group.	<ol style="list-style-type: none"> 1. Complete a comprehensive plan that fulfill transparency requirements and sets out a detailed approach to successfully implement the Infrastructure Project.
TBD	Project complete	Everyone happy or equally miserable	<ol style="list-style-type: none"> 1. Invite the public sector for sales transactions, business expansion, and business attraction that is occurring efficiently through established City permitting process.

Source: Hoovers D&B; Development Research Partners, Inc.					
Company Name/Industry	ADDRESS	CITY	Employees at this Location	Year Founded	Industry (NAICS)
Building Construction					
O'Mac Construction	4151 S Natches Ct Ste G	Englewood	5	2008	236115
Summit Sealants	1980 W Quincy Ave	Englewood	1	2016	236116
Civil Engineering Construction					
Elco Drilling Co., Inc.	2011 W Union Ave Ste A	Englewood	15	1961	237990
Specialty Trade Contractors					
Precision Interiors Inc	4211 S Natches Ct Ste H	Englewood	22	1977	238130
2 HAIL, INC.	4251 S Natches Ct Ste K	Englewood	12	1978	238160
Safe Choice Roofing and Guttering	4111 S Natches Ct	Englewood	2	2010	238160
American Datapath, Inc.	4251 S Natches Ct Ste M	Sheridan	12	1979	238210
HIGH COUNTRY ELECTRIC CONSTRUCTION INC.	4251 S Natches Ct Ste M	Englewood	15	1999	238210
J&R Electric Inc.	4251 S Natches Ct Ste E	Englewood	16	2014	238210
Kore Refrigeration	4111 S Natches Ct Ste F	Englewood	1	2016	238220
Lee's Floor Service	1910 W Stanford Ave	Englewood	2	1948	238330
Wood Product Manufacturing					
Mountain States Wood Recycling Inc	2300 W Radcliff Ave	Englewood	4	2000	321219
Soap, Cleaning Compound, and Toilet Preparation Manufacturing					
Mile High Drain	1910 W Stanford Ave	Englewood	4	2010	325612
Machine Shops					
INSPIRED DESIGN, L.L.C.	1800 W Oxford Ave Ste A	Englewood	3	2005	327110
Fabricated Metal Manufacturing					
David J Joseph	2100 W Oxford Ave	Englewood	10	2002	332312
Machinery Manufacturing					
Bkc Kitchen and Bath	4151 S Natches Ct	Englewood	5	2011	333243
Lynn Engineered Systems, LLC	4131 S Natches Ct Ste C	Englewood	3	2006	333911
Transportation Equipment Manufacturing					
COLD WAR REMARKETING INC	4343 S Santa Fe Dr	Englewood	5	1997	336992
Furniture Manufacturing					
McKee Woodcraft, LLC	4231 S Natches Ct Ste G	Englewood	10	2001	337122
ROBERTS DRAPERY CLEANERS AND MANUFACTURERS, INC.	4111 S Natches Ct Ste D	Englewood	14	1957	337920
Other Manufacturing					
GLASER J ASSOCIATES INC	4131 S Natches Ct Ste H	Englewood	8	1989	339999
Automotive and Parts Wholesalers					
Steele's Cycle, LLC	2025 W Union Ave	Englewood	10	1986	423110
A-B & C Enterprises, Inc.	4111 S Natches Ct Ste J	Englewood	11	1950	423120
Mid America Wrecker & Equipment Sales I	1925 W Quincy Ave	Englewood	13	1997	423120
Colorado Auto & Parts Inc	2151 W Radcliff Ave	Englewood	25	1954	423140
Lumber and Construction Materials Wholesalers					
All-Coast Forest Products Inc	2000 W Oxford Ave	Englewood	40		423310
CEDAR CREEK LLC	2000 W Oxford Ave	Sheridan	5		423310
Electrical and Electronics Wholesalers					
BUILDERS APPLIANCE CENTER, LLC	1880 W Oxford Ave	Englewood	31	2005	423620
Koostik.com	4231 S Natches Ct Ste G	Englewood	3	2010	423690
Other Durable Goods Wholesalers					

Western Metals Recycling LLC	2100 W Oxford Ave	Englewood	20		423930
Grocery Wholesalers					
Wystone's World Teas, LLC	4111 S Natches Ct Ste A	Englewood	20	2005	424490
Plastics Materials Wholesalers					
STEVE CAPONE ENTERPRISES, LLC	4211 S Natches Ct Ste K	Englewood	6	1987	424610
Motor Vehicle and Parts Dealers					
Lincoln Auto of Denver, Inc.	4411 S Santa Fe Dr	Englewood	2	1975	441110
SKIP EVANS AUTOMOTIVE GROUP	4211 S Natches Ct Ste G	Englewood	4	2001	441120
23 Deluxe Inc	2000 W Quincy Ave	Englewood	1	2000	441310
Budget Auto Parts Inc	2200 W Radcliff Ave	Englewood	6	2005	441310
Svigel's Auto Parts Inc	4393 S Santa Fe Dr	Englewood	4	1930	441310
Peerless Tyre Co.	4301 S Santa Fe Dr	Englewood	2		441320
Furniture and Home Furnishing Stores					
The Window Wizard	4131 S Natches Ct Ste A	Englewood	5	1982	442291
Builders Kitchen and Flooring Center, LLC.	4151 S Natches Ct Ste C	Englewood	3	2009	442299
Building Materials Dealers					
Bighorn Glass, LLC	4211 S Natches Ct Ste E	Englewood	6	2011	444190
Colorado Stone, Ltd.	4244 S Natches Ct	Sheridan	4	2012	444190
Santa Fe Glass, Inc.	1920 W Quincy Ave	Englewood	20	2006	444190
Sporting Goods, Hobby, Book, Music Stores, and Other Retailers					
EDWOLF.COM INC.	4231 S Natches Ct	Englewood	1	2002	451120
Christal's	4255 S Santa Fe Dr	Englewood	1	2007	451211
Keys Island Inc	1800 W Oxford Ave Ste A	Englewood	3	2005	453910
Frame Fusion Studio	4251 S Natches Ct Ste G	Englewood	3	2007	453998
Financial Investments					
5280 Homes & Investments LLC	4251 S Natches Ct Ste K	Englewood	2	2012	523910
Real Estate and Rental Leasing					
Diane Nolen Company	4231 S Natches Ct Unit A	Englewood	4	2003	531210
Neesam Steele Properties LLC	2025 W Union Ave	Englewood	3	2007	531312
Professional, Scientific, and Technical Services					
Ryuyamakan	4251 S Natches Ct Ste H	Sheridan	1	2011	541511
Solera Insurance & Financial Services, Inc.	4251 S Natches Ct	Sheridan	2	2007	541611
E-21 ENGINEERING, INC.	4131 S Natches Ct Ste K	Englewood	5	1991	541620
Design and Renovation Concepts, LLC	4251 S Natches Ct Ste B	Englewood	2	2014	541990
Ryders Public Safety, LLC	4131 S Natches Ct Ste A	Englewood	3	2011	541990
Administrative and Support Services					
Motavo Venture Group LLC	4251 S Natches Ct	Englewood	1		561499
Crown Building Maintenance Co.	4251 S Natches Ct Unit C	Englewood	8		561720
Janitorial Unlimited	4131 S Natches Ct Ste D	Englewood	10	1982	561720
Vacuity Inc	4251 S Natches Ct Ste K	Englewood	1	2016	561720
Ambulatory Health Care Services					
Xtreme Gym 24 7	1800 W Oxford Ave	Sheridan	5	2013	621999
Amusement and Recreation					
Denver Boulder Club South	4131 S Natches Ct	Englewood	3	2015	713940
Denver House of Cards	1800 W Oxford Ave Ste G	Englewood	3	2007	713990
The Bridge Club	1800 W Oxford Ave Ste G	Englewood	1	1989	713990
Food Services					
Barley Haven	4131 S Natches Ct	Sheridan	3	2014	722410
The Garden Bakery LLC	4111 S Natches Ct Ste A	Englewood	7	2015	722511
Automotive Repair and					

Rons Auto Towing	1801 W Union Ave	Englewood	2	2010	811111
The Steer & Stop Shop	4244 S Natches Ct Ste 3	Englewood	2	1999	811111
Denver Diesel Injection Servic LLC	1925 W Quincy Ave	Englewood	1	1997	811118
Extreme Auto Detailing	4211 S Natches Ct Ste D	Englewood	1		811121
Auto Recyclers	2200 W Radcliff Ave	Englewood	2	1978	811198
C & D Auto Repair	1910 W Stanford Ave Ste 2	Sheridan	1	2011	811412
Civic and Social Organizations					
Danny Dietz Leadership & Training Foundation Inc.	1920 W Quincy Ave	Englewood	3	2011	813410
RE Factor Tactical, LLC	1800 W Oxford Ave Ste G	Englewood	6	2013	813410

Sheridan-DCI Property Owner Meeting

For the South Santa Fe Business Park

Thursday June 19, 2017, from 5:00-6:30 pm

Name	Property Address	Email Address
Jim Suigel	(b) (6)	
Rob + Carol Grieve		
Ross Soule		
Eugene Baber		
Chuck Dreesen		
Rachel Granrath		
Clint Westenberg		
Alice & Adam Corns		
HAROLD FABERMAN		
JOHN KENT		
GARY TEUFEL		
Mandy Thomas		
Jeannette Phillips		
Geraldine O'Dell		

Sheridan-DCI Property Owner Meeting

For the South Santa Fe Business Park

Thursday June 19, 2017, from 5:00-6:30 pm

[illegible]

Sheridan-DCI Property Owner Meeting

For the South Santa Fe Business Park

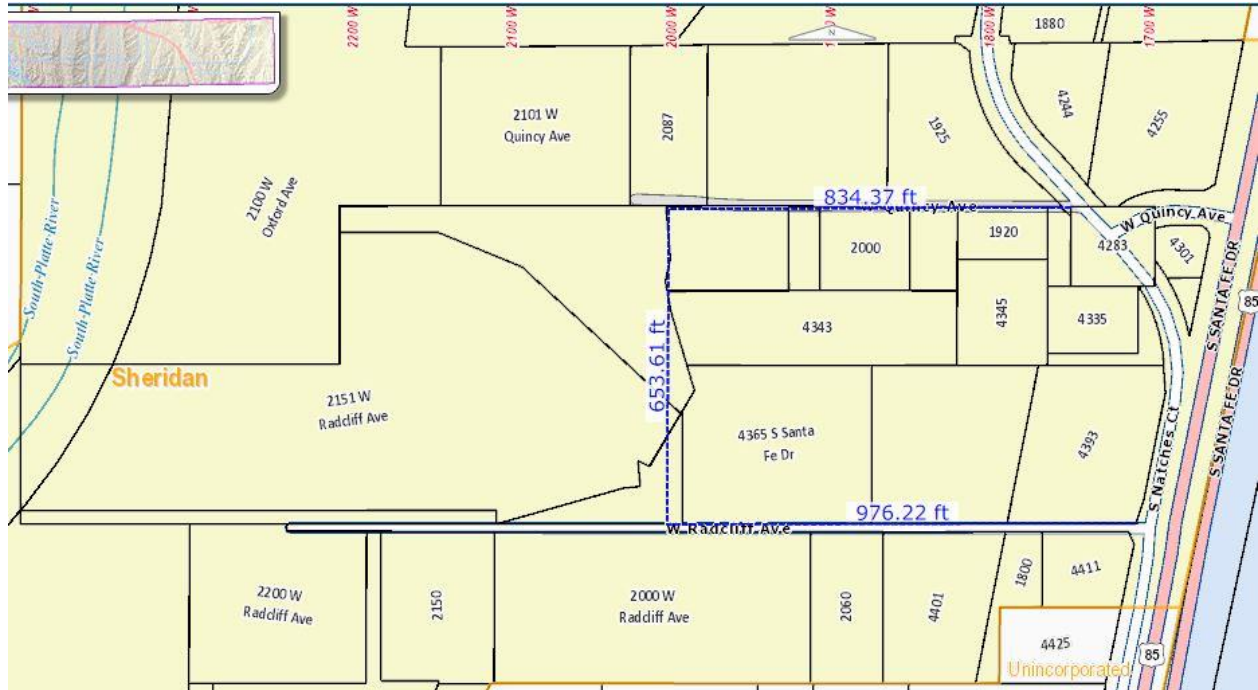
Tuesday July 25, 2017, from 5:00-6:30 pm

Name	Property Address	Email Address
Ross Soule	(b) (6)	
DEAN Chrisinger		
Kathy Brungardt		
Corbin Sakdol		
Larry Mugler		
Mike Hartwell		
HARRIS FABERMAN		
Jim SUGEL		
Eugene Baker		
Devin Granberry		
Robby Mankiw		
Chuck Dreesen		
Tara Beiter-Fluhr		
Craig Westerberg		

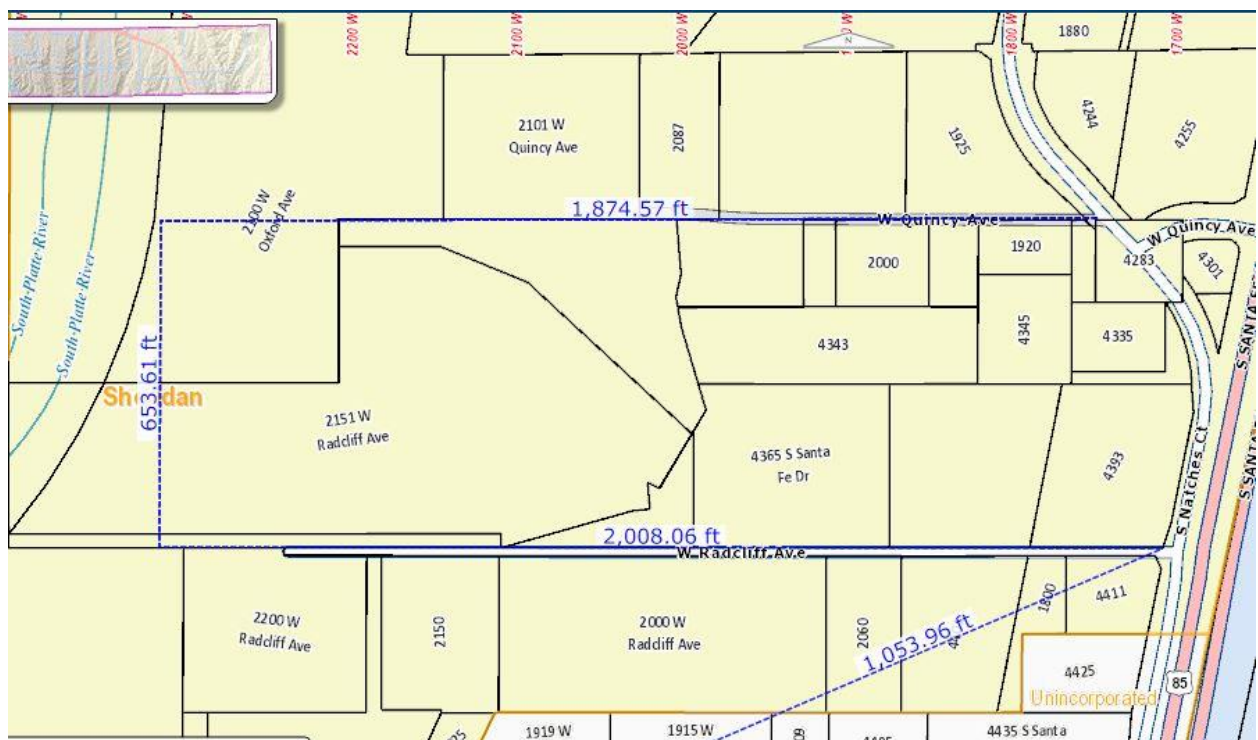
Sheridan Downtown Assessment Sign-in Sheet:

Name	Organization	Email
JIM LEGGITT	STUDIO INSITE	JLEGGITT@STUDIO-INSITE.COM
ANDREW CURTIS	DOWNTOWN COLORADO, INC.	USTA2@DOWNTOWNCOLORADOINC.ORG
Cliff Line	Otak Inc.	cliff.line@otak.com
Devin Granbury	City of Sheridan	dgranbury@ci.sheridan.co.us
Jesse Silverstein	Development Research Partners	Jesse@DevelopmentResearch.net
Iza Petrylkowska	Downtown Colorado Inc.	intern@downtowncoloradoinc.org
Laci Orrel	Sheridan	LORREL@ci.sheridan.co.us
Andrew Rogge	Sheridan	arogge@ci.sheridan.co.us
Arlene Sagee	Sheridan City Clerk	ASAGEE@ci.sheridan.co.us
Jennifer Henninger	City of Sheridan	jhenninger@ci.sheridan.co.us
Randy Mournings	City of Sheridan PW/NSO	rmournings@sheridangoa.org
Arnold Salazar	City of Sheridan NSO	asalazar@sheridangoa.org
Wayne Robinson	Sheridan Chief Bldg. Off.	wrobinson@sheridangoa.org
Dyden Boyles	Sheridan San. Dist. #2	
Jesse Silverstein	Development Research Partners	jesse@DevelopmentResearch.net
Kirk Allen	CDOT	Kirk.allen@state.co.us
Gina Begly	Denver Water	gina.begly@denverwater.org
MICHAEL HECKER	DENVER FIRE	MICHAEL.HECKER@DENVERGOV.ORG
Chuck Dreeser	EST	ChuckD@ESTInc.com

Half Loop – 2,463 linear feet

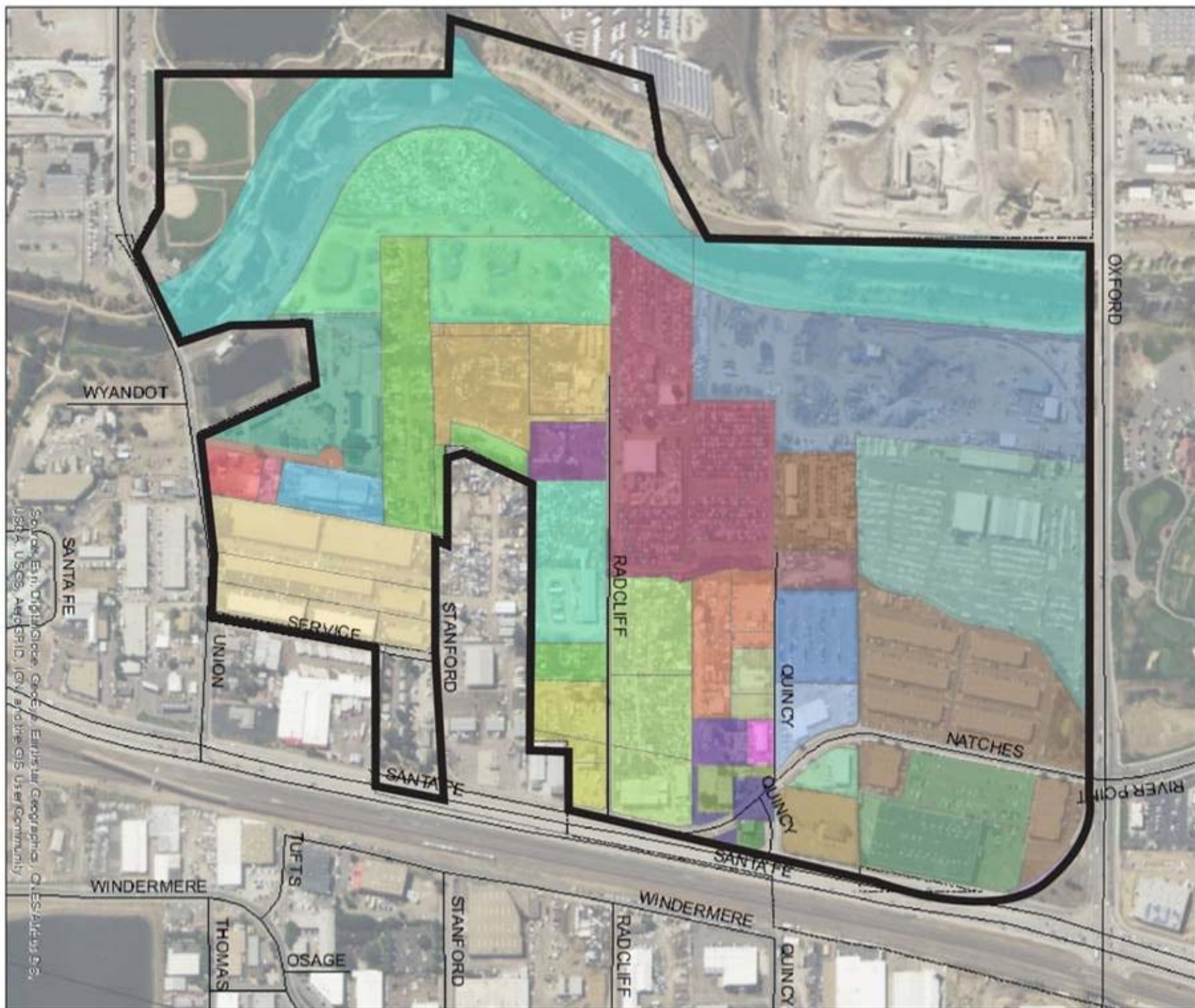


Full Loop – 4,536 linear feet

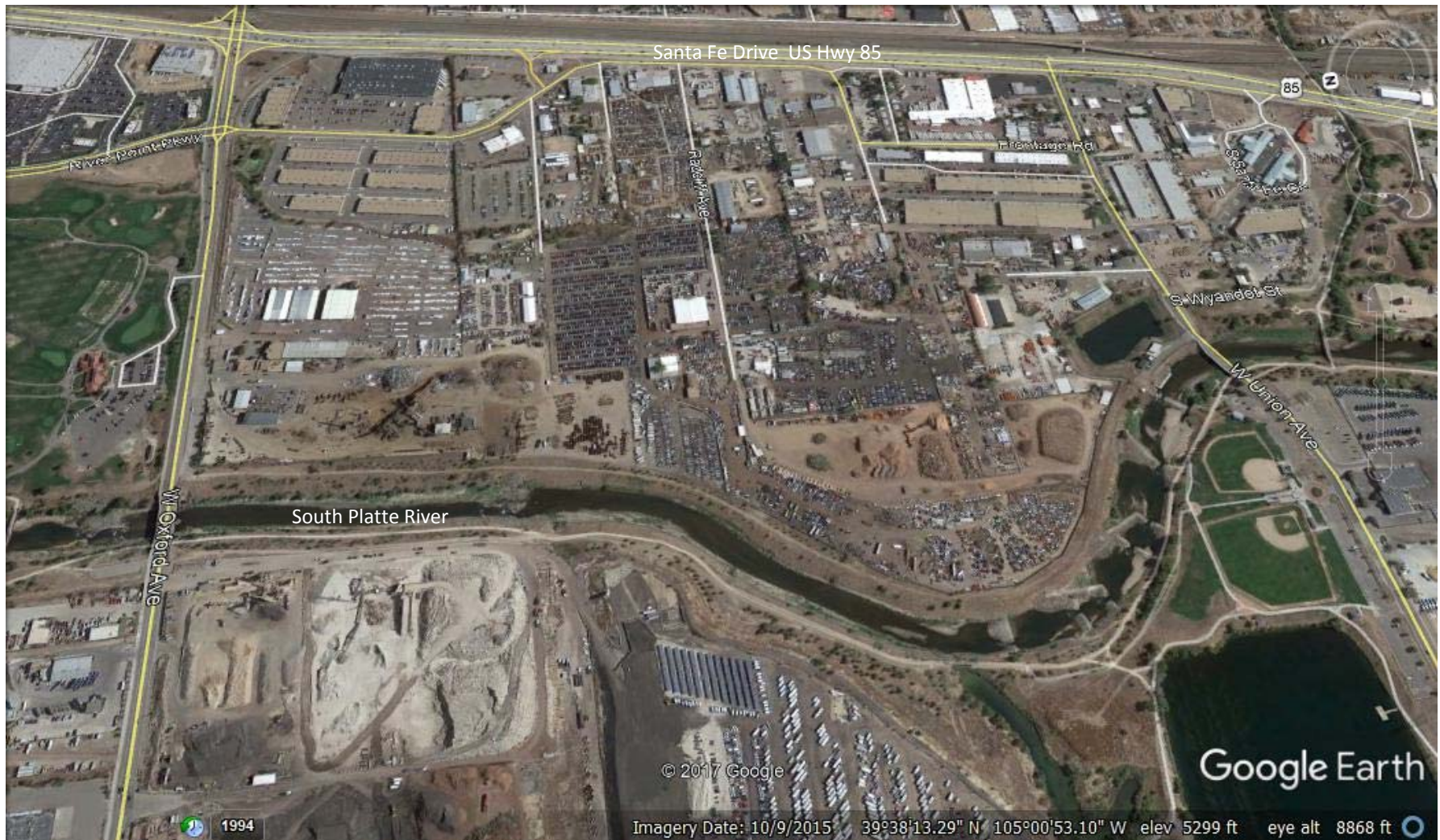


Looped Priority Brownfield Site Aerial





South Santa Fe Business Park



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

01/31/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

84-600-2780

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

Colorado

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Sheridan

* b. Employer/Taxpayer Identification Number (EIN/TIN):

* c. Organizational DUNS:

(b) (6)

d. Address:

* Street1:

4101 South Federal Boulevard

Street2:

* City:

Sheridan

County/Parish:

Arapahoe

* State:

CO: Colorado

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

80110-4316

e. Organizational Unit:

Department Name:

Community Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

* First Name:

Devin

Middle Name:

* Last Name:

Granbery

Suffix:

Title:

City Manager

Organizational Affiliation:

City of Sheridan

* Telephone Number:

303.438.3310

Fax Number:

* Email:

dgranbery@ci.sheridan.co.us

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

D: Special District Government

Type of Applicant 3: Select Applicant Type:

E: Regional Organization

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-18-06

* Title:

FY19 GUIDELINES FOR BROWNFIELDS ASSESSMENT GRANTS

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

1234-South Santa Fe Business Park.pptx

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Sheridan Coalition Grant for the South Santa Fe Business Park Brownfield Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="588,700.00"/>
* b. Applicant	<input type="text" value="50,000.00"/>
* c. State	<input type="text" value="3,100,000.00"/>
* d. Local	<input type="text" value="500,000.00"/>
* e. Other	<input type="text" value="3,500,000.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="7,738,700.00"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:

Middle Name:

* Last Name:

Suffix:

* Title: * Telephone Number: Fax Number: * Email: * Signature of Authorized Representative: * Date Signed: